

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION	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 Manatee Flat Fee located at 7759 108th Ave Cir E in the City of Parrish, Manatee, FL 34219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 4th day of January, 2026 Gregory Junge LLC January 9, 2026	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 Money Mindset Academy located at 7759 108th Ave Cir E in the City of Parrish, Manatee, FL 34219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 5th day of January, 2026 Pod Media LLC January 9, 2026
26-00050M	26-00053M

FIRST INSERTION	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 APEX located at 17344 Savory Mist Circle in the City of Bradenton, Manatee, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 30th day of December, 2025 Apex Roof Consulting LLC Dominic D Pickard January 9, 2026	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 Sunmed - Modern Wellness located at 600 8th Avenue, W., Suite 500 in the City of Palmetto, Manatee, FL 34221 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 31st day of December, 2025 Sunflora Retail, LLC Your CBD Stores Franchising, LLC Eduardo J. Roman January 9, 2026
26-00052M	26-00051M

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of FLORIST OF LAKEWOOD RANCH, located at 8342 Market Street, in the City of Bradenton, County of Manatee, State of FL, 34202, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 6th of January, 2026. CYPRESS HOLDINGS 301 LLC 8342 Market Street Bradenton, FL 34202 January 9, 2026
26-00057M

FIRST INSERTION
DEL WEBB EXPLORE NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES The Del Webb Explore North River Ranch Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 190, <i>Florida Statutes</i> , for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Manatee County, Florida, and has an annual operating budget of approximately \$81,619. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2026, be completed no later than June 30, 2027.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) electronic and one (1) unbound copy of their proposal to the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 in an envelope marked on the outside "Auditing Services, Del Webb Explore North River Ranch Community Development District." Proposals must be received by 12:00 p.m. on January 20, 2026, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Kristen Suit District Manager January 9, 2026	26-00044M
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FIRST INSERTION
NOTICE OF BOARD MEETING WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Waters Edge Community Development District ("District") will hold a Board of Supervisor meeting on **January 22, 2026, at 6:00 PM** at the Parrish Fire Station #2 Training Room, 3804 N Rye Road, Parrish, FL 34219.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for these meetings may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at <https://www.weccd.org>. These meetings may be continued to a date, time, and place to be specified on the record at the meeting.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jgreenwood@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

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

Jason Greenwood, District Manager Governmental Management Services - Tampa, LLC January 9, 2026	26-00054M
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FIRST INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE DEL WEBB EXPLORE NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Del Webb Explore North River Ranch Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 152.825 acres, generally located east of Fort Hamer Road and west of US 301 in the North River Ranch Subdivision entirely within Manatee County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District Board of Supervisors.

DATE	February 2, 2026
TIME	10:30 a.m.
PLACE	Del Webb Bayview, Driftwood Club
	Windsor Pearl Social Room 1
	8810 Barrier Coast Trail
	Parrish, Florida 34219

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Wrathell, Hunt & Associates, LLC, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431; (Ph) 561-571-0010 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervi-

FIRST INSERTION
NOTICE OF PUBLIC SALE To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on January 26, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage treasures.com , where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified. PUBLIC STORAGE # 22125, 2100 US Highway 301 N, Palmetto, FL 34221, (941) 212-4690 Time: 09:40 AM Sale to be held at www.storage treasures.com. 0036 - Mihm, William A; 0083 - Costello, Kellie; 0125 - Williams, Faye; 0150 - Trinidad, Humberto; 0155 - Pavtis, Larry; 0171 - Hendriex, Andre; 1146 - SIMPSON-EDWARDS, DIEDREA; 1159 - Reaves, Nicole; 2017 - Rausch, Carrie; 2064 - Johnson, Kat; 2073 - Williams, Carlos; 2128 - williams, Carless; 2152 - EDWARDS, DONNA ELIZABETH; 2155 - Miller, Nadia; 2166 - Ellis, Quisha T; 2242 - McClellan, Mike; 2246 - Mays-Wynn, Tiki; 3063 - Galloway, William; 3097 - Alvarado, Julian; 3104 - Episcopo, John; 3126 - Smith, Jennifer; 3231 - Santibanez, Virginia; 4067 - Padro, Carmen; 4075 - Simmons, Stephanie; 4100 - Knight, Adrianna; 4115 - Clermont, Jalissa; 4135 - Booth, Summer; 4146 - brown, Courtney; 4148 - avila, John; 4168 - Howell, Shayeta N; 4174 - Holland, Angleique; 4175 - Williams, Shacarl; 4184 - Hawks, Al-Muta; 4197 - Rivera, Lauren ; 4205 - Johnson, Destine; 4218 - Newman, Keanna; 4227 - Syoungdcholding young, Samuel PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078 Time: 10:20 AM Sale to be held at www.storage treasures.com. 0306 - Trigg, Dallas; 0339 - Mendes, Antony; 0419 - cummings, Jamal; 0420 - James, Renita; 0439 - Mcclendon, Katie; 0443 - Jackson, Aaron; 0459 - Santell, Yajaira; 0493 - Kelly, Justin; 0494 - michael, Wojculewski; 0506 - Bryson, Marsha; 0605 - Trinidad, Rose; 0609 - Byrd, Jewneathia; 0619 - duba, Emery; 0621 - Warren, Rickey; 0635 - Jenkins, Christopher; 0644 - Marlowe, Melissa A; 0710 - Williams, katina; 0715 - Keiter, Kelly; 0816 - Beck, Matthew; 0824 - Ault, Elizabeth; 0837 - ramkishun, Vincent; 0843 - Camarena, Arelis; 2051 - Perlstein, Marla; 2098 - Berger, Richard; 2126 - Straka, Ashley PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210, (941) 217-7531 Time: 10:30 AM Sale to be held at www.storage treasures.com. A26 - Kreitzer, Heather; B16CC - gordon, Jamie; B35 - jesus, Arelis de; C06 - Lindsay, John; C49 - Paradise, Pam; D22 - hannan, george; E05 - reyes, florentina; E35CC - York, Natasha; F09 - Ficarotta, Vincent; G07CC - Sable, Michael; G10G11 - Gherardi, Joseph; G12 - Banks, Antwane; G25 - Rodriguez, Marie E; G27 - King, Austin; J06 - Matthews, Keysha; K08 - Pantling, Cassie; K22CC - marshall, Jacob; K24 - Williams, Quanishia; L06CC - Kurgansky, Gene; L23CC - Milton, Angela PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430 Time: 10:50 AM Sale to be held at www.storage treasures.com. 1024 - Hoskins, Jacob; 1104 - Mckibbin, Robert; 1213 - Page, Michael; 1446 - Treworgy, Evelyn; 1463 - Lipa, Kayla; 2008 - Rutigliano, Nicholas; 2144 - Escuela,

FIRST INSERTION
NOTICE OF INTENT TO ISSUE PERMIT The Department of Environmental Protection gives notice of its intent to issue a permit to Manatee County Property Management, c/o Cary Knight, 1112 Manatee Avenue West, Bradenton, Florida 34205 for the following activities: 1) repair and replace 580.4 linear feet of seawall, going no more than 18-inches waterward of the existing seawall; (2) removal of the existing docking structures and the construction of 1,436 square feet of new docking structures with six temporary wet slips; (3) replace and expand the existing boat ramp approximately 13 feet waterward with an increase from 2,933 square feet to 3,519 square feet, as well as recontour the boat ramp area by dredging 384 square feet (17.19 cubic yards) and fill 3,519 square feet (88.6 cubic yards); (4) installation of two fish cleaning stations; and (5) road and parking lot infrastructure improvement. Those activities include consideration of an application for a ten-year sovereignty submerged lands lease containing 244,274-square-feet, or 5.61 acres, for an existing County Park and public boat ramp facility.
The Department will issue the environmental resource permit and lease to use sovereign submerged lands, unless a timely petition for an administrative proceeding is filed pursuant to the provisions of Sections 120.569 and 120.57, F.S. The actual terms of the lease will be formally executed at a later date and shall include provisions for rents and such other provisions as normally are included in such lease. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.
The application file is available online and can be accessed through the Department's Information Portal at: <a "="" href="https://prodenv.dep.state.fl.us/DepNexus/public/electronic_documents/ERP_319737/facility?search=">https://prodenv.dep.state.fl.us/DepNexus/public/electronic_documents/ERP_319737/facility?search= If you have any questions or are experiencing difficulty viewing the electronic application, please call Jessica Hamilton at 813-470-5956.
A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information:
(a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination; (c) A statement of when and how the petitioner received notice of the agency decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

sor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from the District Office.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (PH): 561-571-0010, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or (800) 955-8770 for aid in contacting the District Office.

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

Kristen Suit District Manager January 9, 16, 2026	26-00047M
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FIRST INSERTION
Albert; 2314 - Anderson, David; 2318 - Treworgy, Evelyn; 2345 - Power, Krystle; 3003 - Rey, Francisco; 3107 - Chambers, Bradley; 3111 - Hinkle, Sherry; 3201 - love, Jakierra; 3218 - Driscoll, Maxwell; 3315 - Treworgy, Evelyn; 3340 - Hinderer, Brandon; 3341 - Hall, Reginald; 3552 - halterman, Tom; 3553 - Hyman, Chevon PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-7473 Time: 11:30 AM Sale to be held at www.storage treasures.com. A032 - Arline, Acacia; A044 - Adderley, Dorette; A052 - Rapp, Edward; B001 - Bowers, Mariann; B035 - Mckinney, Kathryn; B043 - Smith, Chanel; B050 - Cameron, Sandy; C023 - Augustin, Elise; C027 - Boyett, Tammie/Floyd; C039 - Sandifar, Troy; C040 - crisp, Renee; C103 - Clarke, Michael; D005 - Economy Trust Velez, Ellsworth; D026 - Steele, Steven; D037 - Lowe, Jamesha; D040 - Farreta, Brad; D042 - Coalizzi, Anthony; D044 - Gatling, Troy; D078 - Rafferty , Michele; D082 - Dent, Mallorie; E008 - Brooks, Alyssa; E034 - GARCIA, ANTONIA R; F027 - Duche, Lori; F040 - Lawrence, Shamica; F042 - villanueva, Angel;G007 - Rafferty, Danielle; G026 - Sr, Reginald Kit; G040 - Swift, Karen; H001 - Darling, Roger; H010 - Mann, Clayton; H012 - malaret, Christian; H032 - Newgent, Cynthia M; H050 - Poitier, Pierre; J033 - Cannon, Candice; J039 - Settles, Abreal; J040 - Jackson, Tarrance; K015 - Barnes, Benisia; K030 - stacy, Matthew PUBLIC STORAGE # 78074, 6015 26th St W, Bradenton, FL 34207, (941) 290-5339 Time: 12:10 PM Sale to be held at www.storage treasures.com. 0108 - COLLINS, AUDREY; 0117 - Azbill, Christi; 0125 - Bohlman, Casey; 0136 - Brown, Amanda; 0137 - JeanBaptiste, Esther; 0155 - Mapps, Sianda; 0220 - Edwards, Jasmine; 0222 - Foster, Michael; 0255 - Haifley, Shannon; 0283 - Smith, Antonette; 0311 - Levatte, Tedra; 0315 - Mayer, Jerome; 10 - Mokhles, Wael; 1037 - Garcia, Adiel; 1043 - Underwood, Amanda; 1056 - McGee, Nicholas; 1088 - Colon, Byanca; 1112 - Stephens, Tom; 1139 - Salas, Francisco; 2024 - Dillman, Jamie; 2064 - Carden, Timothy; 2078 - Wright , Jokiera ; 2126 - alvear, Laura ; 2139 - Montgomery, Jamesia; 2179 - Torres, Michael; 2187 - Crawford, Ashley; 2229 - sardina, Elizabeth; 3042 - Bennett, James; 3059 - Jackson, Jerrell; 3078 - Bailey, Ashley ; 3085 - Guerrero, Martha; 3090 - White, Duane; 3126 - Gibson, Shacara PUBLIC STORAGE # 78058, 9419 Moccasin Wallow Rd, Parrish, FL 34219, (941) 340-3737 Time: 12:20 PM Sale to be held at www.storage treasures.com. B107 - Whitley, Wade; B156 - Wright, Shawanna; B169 - Timmons, Joe; H100 - Wright, David; H107 - Shuboy III, Eugene; H117 - Oliveira, Raphael; H155 - Heselton, Marcela; I108 - Warrick, Kelli; J124 - Hayes, Trisha; K105 - Dirden, Jonas; K108 - Welch, Stacy; K125 - Gabriel Martin Martin, Gabriel; L125 - Antoine, Jayas; L132 - Carpenter, Sanja; L164 - ball, Bobbi; L167 - Miles, Claudia R.; M130 - Hayes, Gina; P040 - Gipson, Brendan Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. January 9, 16, 2026
26-00041M

FIRST INSERTION
(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 14 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation is not available in this proceeding.

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department. January 9, 2026	26-00039M
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--- PUBLIC SALES ---

FIRST INSERTION

VILLAGES OF GLEN CREEK
COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS

Landscape & Irrigation Maintenance Services
Manatee County, Florida

Village of Glen Creek Community Development District (the “District”) hereby requests proposals to provide services relating to the exterior landscaping & irrigation maintenance for Villages of Glen Creek Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning January 12, 2026, at 12:00 p.m. (EST) for the sum of \$100.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District’s consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal, contract documents, project scope, technical specifications, and site plan. Please make checks payable to Rizzetta & Company, Inc. NO CASH OR CREDIT CARD ACCEPTED. The Field Services Manager shall be the contact person regarding the Project Manual. Mr. John Fowler can be reached by email at jfowler@rizzetta.com or via phone at (941)981-2131.

There will be a mandatory Pre-Proposal Meeting on January 16, 2026, at 10:00 a.m. (EST) at the community pool deck of Glen Creek CDD, located at 2437 Sand Gables Trail, Bradenton, Florida 34208. Failure to attend will preclude the District’s consideration of a proposal submitted by a non-attending proposer. The Project Manual will not be available for sale at the mandatory pre-proposal meeting, but will be available at the Rizzetta & Co., Inc. office at the address stated above until January 23, 2026 at 12:00 p.m. (EST)

The District is a special-purpose taxing District created by Chapter 190 Florida

Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) fully licensed and insured, (ii) 5 years minimum continuous operation (iii) experience with at least three other communities of a similar nature, size and amenity level to the Villages of Glen Creek CDD project, with verifiable references on those projects, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (v) Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for 100% of their own area takeoffs, and (vi) Proposer must submit total price for the initial year along with an option for three (3) one (1) year renewals with price.

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

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

Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE DEL WEBB EXPLORE NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE DEL WEBB EXPLORE NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE DEL WEBB EXPLORE NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (“**Board**”) of Del Webb Explore North River Ranch Community Development District (“**District**”) will hold public hearings and a regular meeting at **10:30 a.m. on February 2, 2026, at the Del Webb Bayview, Driftwood Club, Windsor Pearl Social Room 1, 8810 Barrier Coast Trail, Parrish, Florida 34219**, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, and to provide for the levy, collection, and enforcement of the special assessments. The streets and areas to be improved are geographically depicted below and in the District’s *Master Engineer’s Report*, dated December 2025, (“**Improvement Plan**”). The public hearings are being conducted pursuant to Chapters 170, 190, and 197, *Florida Statutes*. All persons interested may ascertain the description of the property to be assessed and the amount to be assessed to each piece or parcel of property at the District Manager’s office located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (“**District Manager’s Office**”).

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements benefitting the District (“**Improvements**”) are currently expected to include, but are not limited to, earthwork, stormwater, potable water, reclaimed water, sanitary sewer, underground power, landscape and hardscape, and other improvements, all as more specifically described in the Improvement Plan, on file and available during normal business hours at the District Manager’s Office.

The District intends to impose assessments on benefited lands within the initial boundaries of the District in the manner set forth in the District’s *Master Special Assessment Methodology Report*, dated December 1, 2025 (“**Assessment Report**”), which is on file and available during normal business hours at the District Manager’s Office.

The purpose of any such assessment is to secure bonds issued to fund the costs of the Improvements allocated to the benefited lands with the initial boundaries of the District (“**Initial District Improvements**”). As described in more detail in the Assessment Report, the District’s assessments will be levied against all benefited lands within the initial boundaries of the District. The Assessment Report identifies maximum assessment amounts for each land use category currently expected to be assessed. The method of allocating assessments for the Initial District Improvements to be funded by the District will initially be determined on an equal assessment per gross acre basis and will be allocated on an equivalent residential unit (“**ERU**”) basis at the time that such property is platted, site planned, or subjected to a declaration of condominium. Please consult the Assessment Report for more details.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$22,941,160.16 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment, and interest. The proposed schedule of assessments is as follows:

Product Type	ERU (per unit)	Maximum Principal (per unit)	Maximum Annual Installment (per unit)*
Paired Villas	0.50	\$33,634.12	\$7,227.48
Single Family 40’	0.80	\$53,814.59	\$11,563.98
Single Family 50’	1.00	\$67,268.24	\$14,454.97
Single Family 64’	1.28	\$86,103.35	\$18,502.36

**includes interest, collection fees and early payment discount allowances*

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the Initial District Improvements. These annual assessments may be collected on the Manatee County (“**County**”) tax roll by the County Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also, at **10:30 a.m. on February 2, 2026, at the Del Webb Bayview, Driftwood Club, Windsor Pearl Social Room 1, 8810 Barrier Coast Trail, Parrish, Florida 34219**, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced

at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager’s Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District Manager’s Office.

DEL WEBB EXPLORE NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT



RESOLUTION 2026-29

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEL WEBB EXPLORE NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the “**Board**”) of the Del Webb Explore North River Ranch Community Development District (the “**District**”) hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements for the benefit of Phase II-A of the development within the District (the “**Phase II-A Improvements**”) described in the *District’s Master Engineer’s Report*, dated December 2025, attached hereto as **Exhibit A** and incorporated herein by reference (“**Capital Improvement Plan**”); and

WHEREAS, the lands within the Phase II-A of the development within the District benefit from the District’s Capital Improvement Plan; and

WHEREAS, it is in the best interest of the District to pay the cost of the Phase II-A Improvements by special assessments pursuant to Chapter 190, *Florida Statutes* (the “**Assessments**”); and

WHEREAS, the District is empowered by Chapter 190, Community Development Districts, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Tax Collections, Sales and Liens, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Phase II-A Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the District’s *Master*

and will meet on March 10, 2026, at 6:30 p.m. (EST) at the SpringHill Suites by Marriott hotel located at 102 12th Street West, Bradenton, Florida 34205 to conduct said ranking. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e-mail only, to John Fowler at jfowler@rizzetta.com, no later than January 29, 2026, by 4:00 p.m. (EST). Answers will be provided to all eligible proposers by 4:00 p.m. (EST), January 30, 2026.

Firms desiring to provide services for this project must submit one (1) original, five (5) copies and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 10:00 a.m. (EST) on February 13, 2026, at the office of Rizzetta and Company, Inc., 2700 South Falkenburg Rd. Suite 2745, Riverview, Florida 33578, Attention: John Fowler. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at the time and date stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District’s Board will be taken at this meeting, it is held for the limited purpose of opening the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (941)981-2131 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for this meeting may be obtained from the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Villages of Glen Creek Community Development District
Matt O’Nolan, District Manager monolan@rizzetta.com
January 9, 2026

26-00060M

Special Assessment Methodology Report, dated December 1, 2025, attached hereto as **Exhibit B** and incorporated herein by reference and on file at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “**District Records Office**”); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DEL WEBB EXPLORE NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. Assessments shall be levied to defray a portion of the cost of the Phase II-A Improvements.

SECTION 3. The nature and general location of, and plans and specifications for, the Phase II-A Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

SECTION 4. The total estimated cost of the Phase II-A Improvements, as apportioned to the assessable land within Phase II-A of the development within the District in accordance with **Exhibit B**, is \$16,706,488.50 (the “**Estimated Cost**”).

SECTION 5. The Assessments will defray approximately \$22,941,160.16, which includes the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, and contingency.

SECTION 6. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

SECTION 7. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Phase II-A Improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for.

SECTION 8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Phase II-A Improvements and the estimated cost thereof, all of which shall be open to inspection by the public.

SECTION 9. With respect to each lien securing a series of bonds, the Assessments shall be paid in not more than (30) thirty yearly installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

SECTION 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District’s preliminary assessment roll.

SECTION 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Phase II-A Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

SECTION 12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Manatee County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

SECTION 13. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 1st day of December, 2025.

ATTEST:	DEL WEBB EXPLORE NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
/s/ Kristen Suit Secretary/Assistant Secretary	/s/ Melisa Sgro Chair/Vice Chair, Board of Supervisors

Exhibit A: *Master Engineer’s Report*, dated December 2025
Exhibit B: *Master Special Assessment Methodology Report*, dated December 1, 2025
January 9, 16, 2026

26-00049M

Q&A

What is a public notice?

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

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

lv18237_v34

--- PUBLIC SALES ---	
FIRST INSERTION	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 Waterside Tax Services located at 9040 Town Center Parkway in the City of Lakewood Ranch, Manatee, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 7th day of January, 2026 Waterside Tax Services LLC January 9, 2026 26-00067M	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 Beehive Handcrafts located at 4007 23rd Ave W in the City of Bradenton, Manatee, FL 34205 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 6th day of January, 2026 Stephany Beebe January 9, 2026 26-00061M
FIRST INSERTION	FIRST INSERTION
FICTITIOUS NAME NOTICE A. Re: Aleco AC & Heating Experts 1. Trade Name: ALECO AC & HEATING EXPERTS 2. Owner: Elevate Home Services, LLC, a Delaware limited liability company, registered to do business in Florida as Elevate HVAC, LLC d/b/a Elevate Home Services 3. Principal Address: 5570 Enterprise Pkwy, Fort Myers, FL 33905-5022 4. Mailing Address: 5570 Enterprise Pkwy, Fort Myers, FL 33905-5022 5. County: Multiple (primary location is Manatee County) January 9, 2026 26-00068M	
FIRST INSERTION	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 Ted and Carrie Fidler and Nicholas and Lisa Neri to the Board of County Commissioners of Manatee County, Florida. Said vacation application is assigned application number VAC2501-0001 and seeks to vacate a portion of a right-of-way that is between Tract 15 and Tract 18, Section 35, in the Pomello Park Subdivision located in Myakka City, Florida 34251.

On the 10th day of February, 2026, at 9:00 a.m., or as soon thereafter in the Commission Chambers on the first floor of the Manatee County Administrative Center, located at 1112 Manatee Avenue West, Bradenton, Florida, 34205, the Board will consider, act upon, adopt or reject said application and the following corresponding resolution:

RESOLUTION R-26-003

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING CERTAIN STREETS, ROADS OR OTHER APPROPRIATE PROPERTY, SPECIFICALLY A PORTION OF A RIGHT-OF-WAY BETWEEN TRACT 15 AND TRACT 18, SECTION 35, IN THE POMELLO PARK SUBDIVISION PURSUANT TO SECTIONS 336.09, 336.10 AND 336.12, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.

The subject properties of this vacation application are located at 25405 79TH Avenue East (Tract 18), and 25211 79th Avenue West (Tract 15), both in Myakka City and are 33,829 square feet (0.77acres) more or less in size. The future land use map designation and zoning district of the property subject to the application are AG- R and A, 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 940-748-4504 Extension 6290.

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) 792- 8784 Ext. 6016 or carmine.demilio@mymanatee.org.

According to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by the Board with respect to any matter to be considered at the meeting or hearing, he/she will need a record of the proceedings and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony and evidence upon which the appeal is to be based.
January 9, 2026 26-00062M

Q&A

Q

How much do legal notices cost?

A

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

To publish your legal notice email:

legal@businessobserverfl.com

LV18237_V3

--- PUBLIC SALES ---
FIRST INSERTION
NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve residential subdivision activities on 122.22 acres known as North River Ranch Phases II-B & II-C. The project is located in Manatee County, Section(s) 8,17, Township 33 South, Range 19 East. The permit applicant is Pulte Home Company whose address is 2662 Falkenburg Road River-view, FL 33578. The Permit No. is 43044237.005. The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 U.S. Highway 301 North, Tampa, Florida 33637. NOTICE OF RIGHTS Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must
FIRST INSERTION
DEL WEBB EXPLORE NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS Notice is hereby given that the Del Webb Explore North River Ranch Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, <i>Florida Statutes</i> . The Board of Supervisors of the District will conduct a public hearing on February 2, 2026, at 10:30 a.m. at the Del Webb Bayview, Driftwood Club, Windsor Pearl Social Room 1, 8810 Barrier Coast Trail, Parrish, Florida 34219. The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District. The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services, and improvements within and without the boundaries of the District, to consist of, among other things, earthwork, stormwater, potable water, reclaimed water, sanitary sewer, underground power, landscape and hardscape, and/or any other lawful improvements or services of the District. Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Manager's office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing 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 January 9, 16, 23, 30, 2026 26-00046M
FIRST INSERTION
NOTICE OF RULEMAKING REGARDING THE AMENDED AND RESTATED RULES OF PROCEDURE OF PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT A public hearing will be conducted by the Board of Supervisors of Palma Sola Trace Community Development District ("District") on February 26, 2026, at 1:30 p.m. at the Palma Sola Trace Clubhouse, located at 7408 Hamilton Road, Bradenton, Florida 34209. In accordance with Chapters 120 and 190, <i>Florida Statutes</i> , the District hereby gives the public notice of its intent to adopt its proposed Amended and Restated Rules of Procedure, Rule No. 2026-01. The purpose and effect of the proposed Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in the Business Observer on January 2nd, 2025. The Amended and Restated Rules of Procedure may address topics such as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District. Specific legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, <i>Florida Statutes</i> (2025). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)(15), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0992, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes (2025). A copy of the proposed Amended and Restated Rules of Procedure and any material proposed to be incorporated by reference may be obtained by contacting Rachel Welborn, District Manager at Rizzetta & Company, Inc., 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578 Email: RWelborn@rizzetta.com ; Ph.: 813-533-2950. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), <i>Florida Statutes</i> , must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office. This public hearing may be continued to a date, time, and place to be specified on the record of the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a 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 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 meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. 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. Rachel Welborn District Manager Palma Sola Trace Community Development District January 9, 2026 26-00040M

(1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

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

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.
January 9, 2026 26-00055M

FIRST INSERTION	
DEL WEBB EXPLORE NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT	
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.	
The Board of Supervisors ("Board") of the Del Webb Explore North River Ranch Community Development District ("District") will hold a public hearing and regular meeting as follows:	
DATE:	February 2, 2026
TIME:	10:30 a.m.
LOCATION:	Del Webb Bayview, Driftwood Club Windsor Pearl Social Room 1 8810 Barrier Coast Trail Parrish, Florida 34219

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the remainder of the fiscal year ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours.

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

Any person requiring special accommodations at the public hearing or meeting 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 and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager
January 9, 16, 2026 26-00048M

FIRST INSERTION	
REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR DEL WEBB EXPLORE NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT	
Del Webb Explore North River Ranch Community Development District (the "District"), located in Manatee County, Florida, announces that professional engineering services will be required on a continuing basis for the District. The engineering firm selected will act in the general capacity of District Engineer and, if so authorized, may provide general engineering services as well as engineering services on an ongoing basis and for the design and construction administration associated with the District's capital improvement plan. The District may select one or more engineering firms to provide engineering services on an ongoing basis. Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in Manatee County, Florida; e) the geographic location of the Applicant's headquarters and offices; f) and the current and projected workloads of the Applicant. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.	

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants must submit one electronic copy and one hard copy of Standard Form No. 330 and Qualification Statement by 12:00 p.m. on January 26, 2026 and to the attention of Wrathell, Hunt & Associates, LLC, c/o Cindy Cerbone, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431; Ph: (561) 571-0010 ("District Manager's Office").

The Board of Supervisors shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager's Office, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant. The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager's Office, must be filed in writing with the District Manager's Office, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneously with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00).

Any and all questions relative to this request for qualifications shall be directed in writing by e-mail only to Kristen Suit at suitk@whhassociates.com with e-mail copy to Alyssa Willson at Alyssa.Willson@KutakRock.com.
January 9, 2026 26-00045M

ACTIONS / SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 2025 CP 2943
IN RE: ESTATE OF
JOANNE EWING REA,
Deceased.

The administration of The Estate of Joanne Ewing Rea, deceased whose date of death was 8/17/25, is pending in the Circuit Court 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 including un-matured, contingent or unliquidated claims 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS (30) 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 THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICA-

TION 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. 732.221, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 January 9, 2026

Personal Representative
Victoria Rea Hiett
697 Berry Lane
Lexington, KY 40502
Attorney for Personal Representative
WILLIAM H. MEEKS, JR.
Florida Bar No: 0278191
1429 60TH Avenue West, Suite 300
Bradenton, Florida 34207
941-755-2674
Attorney for Personal Representative
whmatty@aol.com
January 9, 16, 2026 26-00036M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 2939
IN RE: ESTATE OF
KATHERINE L. COOK, Deceased.

The administration of the estate of KATHERINE L. COOK, deceased, whose date of death was December 5, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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. 732.221, 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 JANUARY 9, 2026.

Personal Representative
Lisa J. Greene
4241 Gulf of Mexico Drive Unit 402
Longboat Key, FL 34228
Attorney for Personal Representative
William Shaffer, Esq.
Bouziane Shaffer, LLC
Attorney for Petitioner
Florida Bar No. 65952
In a joint venture with
Hamilton Price, P.A.
2400 Manatee Ave. W.
Bradenton, FL 34205
Telephone: 941-748-0550
Email: Will@hamiltonpricelaw.com
Secondary Email:
Tara@hamiltonpricelaw.com
January 9, 16, 2026 26-00063M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
Case No: 2024-CA-2089
SCOTT PERRY AND LISA PERRY,
Husband and wife,
Plaintiffs, vs.
PIONEER GREEN FARMS, INC.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 7, 2025, and Amended Consent Final Judgment of Foreclosure dated December 31, 2025, and entered in 2024-CA-002089 of the Circuit Court of the Twelfth Judicial Circuit in and for MANATEE County, Florida, wherein SCOTT AND LISA PERRY, are the Plaintiffs and PIONEER GREEN FARMS, INC., is the Defendant. ANGELINA "ANGEL" 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 February 17, 2026, the following described property as set forth in said Final Judgment, to wit:

PARCEL 5: A PORTION OF TRACTS 39 AND 38 OF WATERBURY GRAPEFRUIT TRACTS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 37, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA, LYING AND BEING IN SECTION 10, TOWNSHIP 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF TRACT 40 OF SAID

WATERBURY GRAPEFRUIT TRACTS; THENCE N 00 DEG 44 MIN 43 SEC E, ALONG THE WEST LINE OF SAID TRACT 40 AND THE WEST LINE OF AFOREMENTIONED TRACT 39, A DISTANCE OF 584.00 FT FOR A POINT OF BEGINNING; THENCE CONTINUE N 00 DEG 44 MIN 43 SEC E, ALONG SAID WEST LINE OF TRACT 39 AND THE WEST LINE OF AFOREMENTIONED TRACT 38, A DISTANCE OF 241.20 FEET; THENCE S 88 DEG 54 MIN 16 SEC E, 903.00 FEET; THENCE S 00 DEG 44 MIN 43 SEC W, 241.48 FEET; THENCE N 88 DEG 53 MIN 11 SEC W, PARALLEL TO AND 584.00 FEET NORTH OF THE SOUTH LINE OF AFOREMENTIONED TRACT 40, A DIST OF 903.01 FT TO THE POINT OF BEGINNING. (INSTRUMENT NUMBER: 202241003355) PARCEL IDENTIFICATION NUMBER: 312500959
a/k/a: 4625 241st St. E, Myakka City, FL 34251 (hereinafter "Property")

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

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF
THE TWELFTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR
MANATEE COUNTY
CIVIL DIVISION
Case No. 41-2025-CA-001121
CITIBANK, N.A., NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE ON BEHALF
OF EFMT 2023-1
Plaintiff, vs.
ADVANCED BASEMENT
PRODUCTS, INC., AN OHIO
CORPORATION, VILLAS BY
THE SEA CONDOMINIUM
ASSOCIATION, INC., AND
UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on December 5, 2025, in the Circuit Court of Manatee County, Florida, Angelina M. Colonneso, Clerk of the Circuit Court, will sell the property situated in Manatee County, Florida described as:

UNIT NO. 4 OF VILLAS BY THE SEA, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN O.R. BOOK 2226, PAGE 6137, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 37, PAGE 125,

PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
and commonly known as: 301 HIGHLAND AVENUE, APT. 4, BRADENTON BEACH, FL 34217; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.manatee.realforeclose.com, on April 1, 2026 at 11:00 A.M.

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

If you are a person with a disability who needs any 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: January 7, 2026

By: /s/ Jennifer M. Scott
Jennifer M. Scott
Attorney for Plaintiff
320250/2529780/wll
January 9, 16, 2026 26-00070M

FIRST INSERTION

NOTICE TO CREDITORS
THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR THE COUNTY OF
MANATEE - STATE OF FLORIDA
PROBATE DIVISION
File No.: 2025-CP-002775
IN RE ESTATE OF
GUY ROBERT WALTER
Deceased.

The administration of the Estate of GUY ROBERT WALTER, deceased, whose date of death was January 16, 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, under File No.: 2025-CP-002775. The name and address of the personal representative and the personal representative's attorney are set forth below. The first publication of this Notice is on January 9, 2026.

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, WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR WITHIN 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 the 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 SO FILED WILL BE FOREVER BARRED.

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

The 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, Florida Statutes, applies or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statute.

Dated: December 23, 2025

Melissa Walter /s/
Melissa P. Walter,
Personal Representative
c/o Paul J. Bupivi, Esq
330 S. Pineapple Avenue, Suite 110
Sarasota, Florida 34236
Tel.: (941) 404-6360

Paul J. Bupivi /s/
Paul J. Bupivi, Esq. (FL Bar #94635)
Attorney for the
Personal Representative
330 S. Pineapple Avenue, Suite 110
Sarasota, Florida 34236
Tel.: (941) 404-6360
Email: paul@bupivilaw.com
January 9, 16, 2026 26-00037M

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
Case No.: 2025CA1321
SIGNATURE FEDERAL CREDIT
UNION
Plaintiff, v.
SCOTT MICHAEL DAMEWOOD
and THE VILLAGE OF
TOWNPARK CONDOMINIUM
ASSOCIATION, INC.
Defendants.

NOTICE is hereby given that pursuant to a Final Judgment of Foreclosure entered December 10, 2025 in Case No. 2025CA1321 of the Circuit Court of Manatee, Florida wherein SIGNATURE FEDERAL CREDIT UNION. is the Plaintiff and SCOTT MICHAEL DAMEWOOD is the Defendant, Angelina Colonneso, Clerk of the Court will sell to the highest and best bidder for cash on February 10, 2026 beginning at 11:00 a.m. by electronic sale at www.manatee.realforeclose.com the following described property set forth in the Final Judgment of Foreclosure:

Unit No. 207, Building No. 12, of The Village at Townpark, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 2057,

Page 3888, and all exhibits and amendments thereof, Public Records of Manatee County, Florida Property address: 8926 Manor Loop #207, Lakewood Ranch, Florida 34202

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

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

Dated January 7, 2026.

C. Nick Asma Esquire
FL Bar No. 43223
ASMA & ASMA, P.A.
886 S. Dillard St.
Winter Garden, FL 34787
Phone: (407) 656-5750;
Fax: (407) 656-0486
Attorney for Plaintiff
January 9, 16, 2026 26-00071M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025-CP-002810
Division Probate
IN RE: ESTATE OF
PATRICIA A. EGGLESTON
Deceased.

The administration of the estate of PATRICIA A. EGGLESTON, deceased, whose date of death was September 23, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W., Bradenton, FL 34205. The 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. 732.221, 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 JAN. 9, 2026.

Personal Representative:
STEPHEN F. EGGLESTON
804 Stumpf Hill Drive
Lancaster, Pennsylvania 17601
Attorney for Personal Representative:
DONNA I. SOBEL, ESQUIRE
E-mail Addresses:
donna@sobelattorneys.com,
scharles@sobelattorneys.com
Florida Bar No. 370096
DONNA IRVIN SOBEL, P.A.
4900 Manatee Avenue W., Suite 206
Bradenton, Florida 34209
Telephone: (941) 747-0001
January 9, 16, 2026 26-00035M

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT, IN AND
FOR MANATEE COUNTY, FLORIDA
CASE NO.:
412024CC001064CCAXMA
U.S. BANK TRUST NATIONAL
ASSOCIATION, AS TRUSTEE FOR
LB-DWELLING SERIES V TRUST,
Plaintiff, v.
ALL UNKNOWN HEIRS,
BENEFICIARIES, LEGATEES,
DEWISES, PERSONAL
REPRESENTATIVES, CREDITORS
AND ANY OTHER PERSON
CLAIMING BY, THROUGH,
UNDER OR AGAINST GREGORY
L. LANG, DECEASED, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on December 29, 2025 and entered in Case No. 412024CC001064CCAXMA in the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein ESTATE OF THERESA LANG AND ESTATE OF GREGORY L LANG, are the Defendants. The Clerk of the Court, ANGELINA ANGEL COLONNESO, will sell to the highest bidder for cash at https://manatee.realforeclose.com on March 10, 2026 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 23, BLOCK 2, UNIT 3, LAKE PARK SUBDIVISION, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 19, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA. TOGETHER WITH ALL FURNITURE AND FURNISHINGS THEREIN. and commonly known as: 924

31ST STREET E., PALMETTO, FL 34221 (the "Property").

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

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
fcpleadings@ghidottiberger.com
January 9, 16, 2026 26-00064M



WE
WANT
TO
SAVE
TIME



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

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COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business
Observer

1/2/2026_1/2/26

--- ACTIONS / SALES / ESTATE ---			
FIRST INSERTION		FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-2991 Division Probate IN RE: ESTATE OF DONALD B. GELDART Deceased. The administration of the estate of Donald B. Geldart, deceased, whose date of death was November 26, 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. 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 January 9, 2026. Personal Representatives Michael David Donald Geldart Crystal Lillian Ruth Gambino a/k/a Crystal Geldart Gambino c/o BOYER & BOYER PA 46 N Washington Blvd, Ste 21 Sarasota, FL 34236 Attorney for Personal Representative Edwin M. Boyer, Esq. Attorney for Personal Representative Florida Bar Number: 252719 BOYER & BOYER PA 46 N Washington Blvd, Ste 21 Sarasota, FL 34236 Telephone: (941) 365-2304 Fax: (941) 364-9896 Email: emboyer@boyerboyer.com Secondary Email: service@boyerboyer.com January 9, 16, 2026 26-00069M	
FIRST INSERTION		FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR MANATEE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 412023CA003887CAAXMA UNITED SHORE FINANCIAL SERVICES, LLC D/B/A UNITED WHOLESALE MORTGAGE, Plaintiff, vs. JUDITH LESCANO, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 29, 2025, in Civil Case No. 412023CA003887CAAXMA of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Manatee County, Bradenton, Florida, wherein UNITED SHORE FINANCIAL SERVICES, LLC D/B/A UNITED WHOLESALE MORTGAGE is Plaintiff and Judith Lescano, et al., are Defendants, the Clerk of Court, ANGELINA "ANGEL" COLONNESO, ESQ., will sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 28th day of January, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:		Lot 97, Copperlefe, a subdivision, according to the plat thereof as recorded in Plat Book 61, Page 157, of the Public Records of Manatee County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a 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. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 0146803 23-06243FL January 9, 16, 2026 26-00058M	
FIRST INSERTION		FIRST INSERTION	
NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY CASE NO. 2025-DP-013 Div.J IN THE INTEREST OF: L.P. DOB: 7/26/2024, M.M.P. DOB: 8/3/2025, MINOR CHILDREN TO: Sierra Berg, address unknown Lee Parker, address unknown YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: L.P. born on 7/26/2024 and M.M.P. born 8/3/2025. You are hereby commanded to appear on February 17, 2026, at 10:00 AM before the Honorable Gilbert A. Smith, Jr. at the Manatee County Judicial Center Courtroom 3A 1051 Manatee Ave. W Bradenton, Florida 34206, for an ADVISORY HEARING. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE		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 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 January 9, 2026. Personal Representative Matthew Rudd Attorney for Personal Representative s/ Marc J. Soss Marc J. Soss, Esquire FBN: 937045 9040 Town Center Parkway Lakewood Ranch, FL 34202 Telephone: (941) 928-0310 Email: mjs@fl-estateplanning.com January 9, 16, 2026 26-00038M	
FIRST INSERTION		FIRST INSERTION	
NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY CASE NO. 2025-DP-013 Div.J IN THE INTEREST OF: L.P. DOB: 7/26/2024, M.M.P. DOB: 8/3/2025, MINOR CHILDREN TO: Sierra Berg, address unknown Lee Parker, address unknown YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: L.P. born on 7/26/2024 and M.M.P. born 8/3/2025. You are hereby commanded to appear on February 17, 2026, at 10:00 AM before the Honorable Gilbert A. Smith, Jr. at the Manatee County Judicial Center Courtroom 3A 1051 Manatee Ave. W Bradenton, Florida 34206, for an ADVISORY HEARING. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE		CHILD OR CHILDREN NAMED IN THIS NOTICE. In and for Manatee County: If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011." If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS, my hand as Clerk of said Court and the Seal thereof, this 6 day of January, 2026. Angelina Colonnese, Clerk of Court By: (SEAL) C. Gaskin As Deputy Clerk Jan. 9, 16, 23, 30, 2026 26-00065M	

Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

ACTIONS / SALES

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</p> <p>CASE NO.: 2024-CA-000237</p> <p>PENNYMAC LOAN SERVICES, LLC,</p> <p>Plaintiff, v.</p> <p>AMBER PENA, et al.,</p> <p>Defendants.</p> <p>NOTICE is hereby given that Angelina “Angel” Colonnese, Clerk of the Circuit Court of Manatee County, Florida, will on February 11, 2026, at 11:00 a.m. ET, via the online auction site at www.manatee.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Manatee County, Florida, to wit:</p> <p>Lot 27 and West 35 feet of Lot 26, Block 2, N-A-REYN-OLD’S RE-SUBDIVISION OF BLOCKS-1-2-6; 297 FT. OFF OF E-SIDE OF 5 AND WEST HALF OF B-7 OF HOWZE’S ADDITION TO THE TOWN OF PALMETTO-MANATEE COUNTY-STATE OF FLA, according to the Plat thereof, as recorded in Plat Book 1, at Page 267, of the Public Records of Manatee County, Florida.</p> <p>Property Address: 1810 9th Street West, Palmetto, FL 34221</p> <p>pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.</p> <p>Any person claiming an interest in</p>
FIRST INSERTION
<p>NOTICE OF SALE</p> <p>IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY FLORIDA</p> <p>CASE NO.: 2024-CC-3405</p> <p>COVERED BRIDGE ESTATES COMMUNITY ASSOCIATION, INC., a Florida not for profit corporation,</p> <p>Plaintiff, vs.</p> <p>ARIKA MARIE MANAPAT; UNKNOWN SPOUSE OF ARIKA MARIE MANAPAT; and UNKNOWN PARTY OR PARTIES IN POSSESSION,</p> <p>Defendants.</p> <p>NOTICE is hereby given that, pursuant to the UNIFORM FINAL JUDGMENT OF FORECLOSURE entered on December 19, 2025, in this cause, in the County Court of Manatee County, Florida, the Office of Angelina “Angel” Colonnese, Clerk of the Circuit Court and Comptroller, shall sell the property situated in Manatee County, Florida, described as:</p> <p>LOT 14, COVERED BRIDGE ESTATES PHASE II-B & III-B, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGES 12 THROUGH 16, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.</p> <p>PARCEL IDENTIFICATION NUMBER: 746500179</p> <p>ALSO KNOWN AS: 4210 LITTLE GAP LOOP, ELLENTON, FLORIDA 34222.</p> <p>at public sale, to the highest and best bidder, for cash, online at https://www.manatee.realforeclose.com, on: January</p>
FIRST INSERTION
<p>22, 2026, beginning at 11:00 AM.</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Respectfully submitted,</p> <p>Johnson Pope</p> <p>Bokor Ruppel & Burns, LLP</p> <p>360 Central Avenue, Suite 500</p> <p>St. Petersburg, FL 33701</p> <p>(727) 999-9900 - Telephone</p> <p>(727) 800-5981 – Facsimile</p> <p>Primary Email Address: knaller@jpfirm.com</p> <p>Secondary Email Address: kmurphy@jpfirm.com</p> <p>Attorneys for Plaintiff, COVERED BRIDGE ESTATES COMMUNITY ASSOCIATION, INC., a Florida not for profit corporation</p> <p>By: s/Karen E. Maller</p> <p>Karen E. Maller, Esquire</p> <p>Florida Bar No. 822035</p> <p>January 9, 16, 2026 26-00056M</p>

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION:</p> <p>CASE NO.: 412025001731</p> <p>MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY,</p> <p>Plaintiff, vs.</p> <p>ALEX J. LATHAN A/K/A ALEX LATHAN; COVERED BRIDGE ESTATES COMMUNITY ASSOCIATION, INC.; UNKNOWN SPOUSE OF ALEX J. LATHAN A/K/A ALEX LATHAN; UNKNOWN TENANT</p> <p>Defendants.</p> <p>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), ANGELINA M. COLONNESO as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com at, 11:00 AM on the 28 day of January, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 34, OF COVERED BRIDGE ESTATES, PHASE 6C, 6D & 6E, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 117, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.</p> <p>PROPERTY ADDRESS: 3815 DAY BRIDGE PL, ELLENTON, FL 34222</p> <p>IF YOU ARE A PERSON CLAIMING</p>

<p>the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee’s attorney.</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>SUBMITTED on this 5th day of January, 2026.</p> <p>TIFFANY & BOSCO, P.A.</p> <p>/s/ Kathryn I. Kasper, Esq.</p> <p>Anthony R. Smith, Esq.</p> <p>FL Bar #157147</p> <p>Kathryn I. Kasper, Esq.</p> <p>FL Bar #621188</p> <p>Attorneys for Plaintiff</p> <p>OF COUNSEL:</p> <p>Tiffany & Bosco, P.A.</p> <p>1201 S. Orlando Ave, Suite 430</p> <p>Winter Park, FL 32789</p> <p>Telephone: (205) 930-5200</p> <p>Facsimile: (407) 712-9201</p> <p>January 9, 16, 2026 26-00033M</p>	
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FIRST INSERTION
<p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</p> <p>Clerk Case No. 2025 CA 002733 AX</p> <p>Agency Case No. 2025-022606</p> <p>IN RE: FORFEITURE OF:</p> <p>SIX THOUSAND THREE HUNDRED FIFTY DOLLARS (\$6,350.00) IN U.S. CURRENCY</p> <p>TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HA VE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED:</p> <p>YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Petitioner, Manatee County Sheriffs Office, on the following property in Manatee County, Florida: SIX THOUSAND THREE HUNDRED FIFTY DOLLARS (\$6,350.00) IN U.S. CURRENCY, and you are required to serve a copy of your written defenses to it, if any, on the Attorney for Petitioner, Brian A. Iten, General Counsel, Manatee County Sheriffs Office, at the address of 600 Hwy. 301 Blvd. W, Ste. 202, Bradenton, FL 34205 within 20 days after last publication of this Notice and file the original with the Clerk of this Court either before service on Petitioner’s attorney or immediately thereafter; otherwise a default will be entered against you for</p>
FIRST INSERTION
<p>Summary Final Judgment, to-wit:</p> <p>Lot 29, less the Westerly 15 feet thereof, and all of Lot 30, Block A, J.H. Brunjes Addition to Palmetto, as per plat thereof recorded in Plat Book 1, Page 276, of the Public Records of Manatee County, Florida.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>By: /s/ Robyn Katz</p> <p>Robyn Katz, Esq.</p> <p>McCalla Raymer Leibert Pierce, LLP</p> <p>Attorney for Plaintiff</p> <p>225 East Robinson Street, Suite 155</p> <p>Orlando, FL 32801</p> <p>Phone: (407) 674-1850</p> <p>Fax: (321) 248-0420</p> <p>Email: MRService@mccalla.com</p> <p>Fla. Bar No.: 0146803</p> <p>25-11682FL</p> <p>January 9, 16, 2026 26-00059M</p>

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</p> <p>CASE No: 2024-CA-2089</p> <p>SCOTT PERRY AND LISA PERRY, Husband and wife,</p> <p>Plaintiffs, vs.</p> <p>PIONEER GREEN FARMS, INC.,</p> <p>Defendants.</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 7, 2025, and Amended Consent Final Judgment of Foreclosure dated December 31, 2025, and entered in 2024-CA-002089 of the Circuit Court of the Twelfth Judicial Circuit in and for MANATEE County, Florida, wherein SCOTT AND LISA PERRY, are the Plaintiffs and PIONEER GREEN FARMS, INC., is the Defendant. ANGELINA “ANGEL” COLONNESO as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manateerealforeclose.com, at 09:00 AM, on February 17, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>PARCEL 5: A PORTION OF TRACTS 39 AND 38 OF WATERBURY GRAPEFRUIT TRACTS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 37, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA, LYING AND BEING IN SECTION 10, TOWNSHIP 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST COR-</p>

<p>the relief demanded in the Complaint.</p> <p>In and for Manatee County:</p> <p>If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.”</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>DATED: 1/2/2026</p> <p>ANGELINA COLONNESO,</p> <p>CLERK OF THE CIRCUIT COURT</p> <p>MANATEE COUNTY, FLORIDA</p> <p>1115 Manatee Avenue West</p> <p>Bradenton, FL 34205</p> <p>BY: (SEAL) K. Gaffney</p> <p>Deputy Clerk</p> <p>January 9, 16, 2026 26-00042M</p>	
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FIRST INSERTION
<p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</p> <p>CASE NO.: 2025 CA 002962 AX</p> <p>Agency Case No.: 2025-022264</p> <p>NINETEEN THOUSAND FIFTY-FIVE DOLLARS (\$19,055.00) IN U.S. CURRENCY</p> <p>TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HA VE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED:</p> <p>YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Petitioner, Manatee County Sheriffs Office, on the following property in Manatee County, Florida: NINETEEN THOUSAND FIFTY-FIVE DOLLARS (\$19,055.00) IN U.S. CURRENCY and you are required to serve a copy of your written defenses to it, if any, on the Attorney for Petitioner, Brian A. Iten, General Counsel, Manatee County Sheriffs Office, at the address of 600 Hwy. 301 Blvd. W, Ste. 202, Bradenton, FL 34205 within 20 days after last publication of this Notice and file the original with the Clerk of this Court either before service on Petitioner’s attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.</p>
FIRST INSERTION
<p>In and for Manatee County:</p> <p>If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.”</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>DATED: 1/2/2026</p> <p>ANGELINA COLONNESO,</p> <p>CLERK OF THE CIRCUIT COURT</p> <p>MANATEE COUNTY, FLORIDA</p> <p>1115 Manatee Avenue West</p> <p>Bradenton, FL 34205</p> <p>BY: (SEAL) K. Gaffney</p> <p>Deputy Clerk</p> <p>January 9, 16, 2026 26-00043M</p>

<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</p> <p>CASE NO.: 2025-CA-000794</p> <p>PENNYMAC LOAN SERVICES, LLC,</p> <p>Plaintiff, v.</p> <p>MIRANDA MICHELLE BURTCH, et al.,</p> <p>Defendants.</p> <p>NOTICE is hereby given that Angelina “Angel” Colonnese, Clerk of the Circuit Court of Manatee County, Florida, will on February 11, 2026, at 11:00 a.m. ET, via the online auction site at www.manatee.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Manatee County, Florida, to wit:</p> <p>Lot 195, SILVERSTONE NORTH, PHASE IC & ID, according to the plat as recorded in Plat Book 72, Pages 47 through 63, of the Public Records of Manatee County, Florida.</p> <p>Property Address: 5177 Rocky Coast Place, Palmetto, FL 34221</p> <p>pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim</p>	<p>before the clerk reports the surplus as unclaimed.</p> <p>If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee’s attorney.</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>SUBMITTED on this 5th day of January, 2026.</p> <p>TIFFANY & BOSCO, P.A.</p> <p>/s/ Kathryn I. Kasper, Esq.</p> <p>Anthony R. Smith, Esq.</p> <p>FL Bar #157147</p> <p>Kathryn I. Kasper, Esq.</p> <p>FL Bar #621188</p> <p>Attorneys for Plaintiff</p> <p>OF COUNSEL:</p> <p>Tiffany & Bosco, P.A.</p> <p>1201 S. Orlando Ave, Suite 430</p> <p>Winter Park, FL 32789</p> <p>Telephone: (205) 930-5200</p> <p>Facsimile: (407) 712-9201</p> <p>January 9, 16, 2026 26-00032M</p>
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FIRST INSERTION
<p>LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.</p> <p>(b) If the property being foreclosed on has qualified for the homestead tax exemption in the most recent approved tax roll, the final judgment shall additionally contain the following statement in conspicuous type:</p> <p>IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT, 1115 MANATEE AVE W, BRADENTON, FL 34205, WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.</p> <p>IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION. IF YOU CAN-</p>

<p>NOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT LEGAL AID OF MANASOTA, INC. AT (941) 747-1628, 1201 6TH AVE W, STE 402, BRADENTON, FL 34205, TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CAN- NOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT MANATEE COUNTY LEGAL AID SOCIETY, FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Angelina “Angel” Colonnese</p> <p>As Clerk of the Court</p> <p>By: As Deputy Clerk</p> <p>Submitted by: Eric J. Chrisner, Esq.</p> <p>Attorneys for Plaintiff</p> <p>713 S. Orange Ave., Ste. 201,</p> <p>Sarasota, FL 342367</p> <p>Telephone: 941-955-5100</p> <p>January 9, 16, 2026 26-00034M</p>	
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HOW TO PUBLISH YOUR

LEGAL NOTICE

IN THE BUSINESS OBSERVER

and select the appropriate County name from the menu option

OR

e-mail legal@businessobserverfl.com

Business Observer

1/10/2024

SUBSEQUENT INSERTIONS

SECOND INSERTION		SECOND INSERTION	
NOTICE OF PUBLIC SALE		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- 1/22/26 9:30am Shannon Maurer-party rental supplies and apartment overflow Alejandra Bermudez-Crib Baby and other items clothing The auction will be listed and advertised on www.storage treasures.com Purchase must be made with cash only and paid 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. January 2, 9, 2026		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 01/22/2026 at 10:00 AM Cyndi Bryant - clothes furniture personal items Bradley Armstead - Household Goods The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. January 2, 9, 2026	
26-00001M		26-00003M	
SECOND INSERTION		SECOND INSERTION	
NOTICE OF PUBLIC SALE		NOTICE OF PUBLIC SALE	
Extra Space Storage, 5311 34th Street W Bradenton, FL 34210 on 1/22/2026 at 9:30 AM Kenneth Krals- Bicycle Parts, Speaker Charles Coates- Household furnishings The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. January 2, 9, 2026		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 01/22/2026 @ 9:30a Brea Burke: household items, beds, washer/dryer, clothes, & tv The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. January 2, 9, 2026	
26-00016M		26-00002M	
SECOND INSERTION		SECOND INSERTION	
NOTICE OF PUBLIC SALE		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 1/22/2026 10:00am Bertha Jean - household goods Tristan Vance - tools, boxes, totes Cindy Valdez - toys, boxes, totes, clothes The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. January 2, 9, 2026		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 1/22/2026 10:00am Bertha Jean - household goods Tristan Vance - tools, boxes, totes Cindy Valdez - toys, boxes, totes, clothes The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. January 2, 9, 2026	
26-00005M		26-00004M	
THIRD INSERTION		THIRD INSERTION	
NOTICE OF ACTION		NOTICE OF ACTION	
TERMINATION OF PARENTAL RIGHTS IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY CASE NO. 2025-DP-0009Div.J IN THE INTEREST OF: K.D. DOB: 6/23/2023, V.D. DOB: 1/5/2025, MINOR CHILDREN TO: Katherine Collins, address unknown/ Juan Alberto, address unknown YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: K.D. born on 6/23/2023 and V.D. born on 1/5/2025 You are hereby commanded to appear on January 29, 2026, at 3:30 PM before the Honorable Gilbert A. Smith, Jr. at the Manatee County Judicial Center Courtroom 3A 1051 Manatee Ave. W Bradenton, Florida 34206, for an ADVISORY HEARING. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE		CHILD OR CHILDREN NAMED IN THIS NOTICE. In and for Manatee County: If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011." If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS, my hand as Clerk of said Court and the Seal thereof, this 17th day of December 2025. Angelina Colonnese Clerk of Court By: C. Hoatland As Deputy Clerk Dec. 26, 2025; Jan. 2, 9, 16, 2026	
25-02346M		25-02341M	
THIRD INSERTION		THIRD INSERTION	
NOTICE OF ACTION		NOTICE OF ACTION	
IN THE COUNTY COURT IN AND FOR GULF COUNTY, FLORIDA CASE # 25 CC 183 CENTENNIAL BANK Plaintiff, v. KEVIN JAMES MATHEWS, Defendant. TO: KEVIN JAMES MATHEWS, YOU ARE NOTIFIED that an action to replevin that certain 2019 KYRV Sprinter Campfire M-30 FL (SN: 4YDT30F28K1530594) has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Rick A. Savage, Esq., of the		filed against you and you are required to serve a copy of your written defenses, if any, to it on Andrea M. Johnson, Esq., Barnes Walker, Goethe, Perron, Shea & Johnson, PLLC, the Plaintiff's attorney, whose address is 3119 Manatee Avenue West, Bradenton, Florida 34205, on or before 30 days from the first publication of the Notice of Action, 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 Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011." If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated: 12/15, 2025. CLERK OF THE CIRCUIT COURT Angelina "Angel" Colonnese As Clerk of the Court By: (SEAL) K. Gaffney As Deputy Clerk Dec. 19, 26, 2025; Jan. 2, 9, 2026	
25-02316M		26-00004M	

SECOND INSERTION

SECOND INSERTION			
NOTICE AND ORDER TO SHOW CAUSE		NOTICE AND ORDER TO SHOW CAUSE	
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR MANATEE COUNTY GENERAL CIVIL DIVISION CASE NO: 2025-CA-2793 LAKEWOOD RANCH STEWARDSHIP DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida, Plaintiff, v. THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF LAKEWOOD RANCH STEWARDSHIP DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS		HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY, Defendants. TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF LAKEWOOD RANCH STEWARDSHIP DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF LAKEWOOD RANCH STEWARDSHIP DISTRICT BONDS, OR TO BE AFFECTED THEREBY: Lakewood Ranch Stewardship District (the "District") having filed its	
Complaint for validation of not to exceed \$15,000,000 Lakewood Ranch Stewardship District Non-Ad Valorem Revenue Bonds, in one or more series (the "Bonds"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of planning, financing, acquiring, constructing, reconstructing, equipping and installing improvements as part of its Project (as defined in said Complaint), and it also appearing that all of the facts required to be stated by said Complaint and the Exhibits by Chapter 75, Florida Statutes, are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises:		NOW, THEREFORE, IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to affected thereby, and the State of Florida, through the State Attorney of the Twelfth Judicial Circuit, in and for Manatee County and Sarasota County, Florida, appear on February 3, 2026, at 9:00 a.m. before the Honorable D. Ryan Felix, via Zoom Application (information below), and show cause if any there be why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. The parties and public may access the hearing via the following Zoom link: https://www.zoom.us, Meeting ID: 971 0511 7699, Password 525253, or by calling one of the following numbers and entering the same Meeting ID: (253) 215-8782; (470) 250-9358; (786) 635-1003; or (301) 715-8592. IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court or the Plaintiff, on behalf of the Clerk of this Court, shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Manatee County and Sarasota County, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for	
said hearing.		IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause. DONE AND ORDERED in Manatee County, Florida. eSigned by D. RYAN FELIX, Circuit Judge 12/09/2025 January 2, 9, 2026	
26-00018M		26-00018M	

PUBLISH YOUR LEGAL NOTICE

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or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20878-V28

ACTIONS / SALES / ESTATE ---

SECOND INSERTION		
NOTICE OF PUBLIC SALE		
Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: JANUARY 26 2026: NEY AUTO SALES INC DBA:CAR CLINIC AUTO REPAIR 6224 31ST ST E STE 8 & 9 BRADENTON FL 34203 (941)752-7595 MV104743 2021 FORD 1FTEW1C6PMFC69580 \$20,118.90		
January 2, 2026		26-00020M

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION:		
CASE NO.: 412024CA000887CAAXMA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. SABBINA B. CUMMINGS; ISLES AT BAYVIEW HOMEOWNERS ASSOCIATION, INC.; BRUCE E. CUMMINGS; 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), ANGELINA M. COLONNESO as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com at, 11:00 AM on the 21 day of January, 2026, the following described property as set forth in said Final Judgment, to wit:		
LOT 22, ISLES AT BAYVIEW PHASE I, SUBPHASES A & B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE(S) 102 THROUGH 121, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PROPERTY ADDRESS: 8634 MERCATOR COURT, PARRISH, FL 34219		
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING		
SECOND INSERTION		
NOTICE AND ORDER TO SHOW CAUSE		
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR MANATEE COUNTY, FLORIDA GENERAL CIVIL DIVISION		
CASE NO: 2025-CA-002794 AX		
REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida, Plaintiff, v.		
THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY, Defendants.		
TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY.		
The above cause comes to be heard upon the Complaint filed herein by the Reagan Landing Community Development District in the County of Manatee, State of Florida, seeking to determine the authority of said District to issue its Reagan Landing Community Development District Special Assessment Bonds, (the "Bonds") in an aggregate amount not to exceed \$24,500,000, to determine the legality of the proceedings had and taken in connection therewith, and the legality of the provisions, covenants and agreements therein contained, and seeking a judgment of this Court that (a) the District has power to issue the Bonds and levy, impose and collect the Special Assessments, as set forth in the Complaint; (b) the proceedings essential to the Bonds and all series thereof when issued pursuant thereto, the Pledged Revenues pledged for the payment of the principal thereof, redemption premium, if any, and interest thereon, and the Bond Resolution are valid and in conformity with law; (c) upon due issuance of the Bonds in conformance with the Bond Resolution and the Trust Indenture, the Bonds will constitute valid and binding obligations of the District and will be enforceable by		

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

Dated this 23 day of December 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 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 24-01640

January 2, 9, 2026 26-00017M

SECOND INSERTION		
NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Gulf Coast Medicare Solutions, located at 9357 Barrier Coast Trl, in the City of Parrish, County of Manatee, State of FL, 34219, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.		
Dated this 30 of December, 2025.		
Kathleen Marie Greco 9357 Barrier Coast Trl Parrish, FL 34219		
January 2, 2026		26-00029M

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA		
File No. 2025 CP 002794 AX		
Division: Probate		
IN RE: ESTATE OF		
ELEANOR A. TEDONE, Deceased.		
The administration of the estate of Eleanor A. Tedone, deceased, whose date of death was October 5, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P O Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.		
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.		
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.		
The personal representative has no duty to discover whether any property held at the time of the decedent's death		

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA		
GENERAL JURISDICTION DIVISION		
CASE NO.		
412025CA000189CAAXMA		
ATHENE ANNUITY AND LIFE COMPANY, Plaintiff, vs. DERRKIA LOUIS-JONES, et al. Defendant(s).		
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 22, 2025, and entered in 412025CA000189CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein MCLP ASSET COMPANY, INC. is the Plaintiff and DERRKIA LOUIS-JONES; JOHN-NIE TERRELL JONES; HARRISON RANCH HOMEOWNERS' ASSOCIATION, INC. are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com at, 11:00 AM, on January 20, 2026, the following described property as set forth in said Final Judgment, to wit:		
LOT 805, HARRISON RANCH PHASE IIB, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE(S) 123 THROUGH 160, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.		
CASE NO.: 2025 CA 2353		
JOSEPH R. MOCCIA, AS TRUSTEE OF THE MOCCIA JOINT TRUST DATED NOVEMBER 6, 2001, AS AMENDED, Plaintiff, v.		
PIERCE WEALTH PARTNERS FUND 1, a Colorado limited liability company; STEPHAN PIERCE PISCANO, and UNKNOWN PARTY OR PARTIES IN POSSESSION, Defendants.		
NOTICE is hereby given pursuant to the Uniform Final Judgment of Foreclosure entered on December 22, 2025, in case number 2025 CA 2353 of the Twelfth Judicial Circuit in and for Manatee County, Florida wherein JOSEPH R. MOCCIA, AS TRUSTEE OF THE MOCCIA JOINT TRUST DATED NOVEMBER 6, 2001, is the Plaintiff and PIERCE WEALTH PARTNERS FUND 1, a Colorado limited liability company; STEPHAN PIERCE PISCANO, and UNKNOWN PARTY OR PARTIES N POSSESSION, are the Defendants. I will sell to the highest and best bidder for cash online at www.manatee.realforeclose.com on 27th day of January, 2026, at 11:00 a.m., the following described property in Manatee County, Florida as set forth in the Uniform Final Judgment of Foreclosure to wit:		
The East 5/6 of Lot 45, and the West 5/6 of Lot 47, Block 72,		

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 January 2, 2026.

Personal Representative: Julia DiBerardo 3568 La Fiesta Brea, California 92823 Attorney for Personal Representative: Lindsey E. Jones, Attorney Florida Bar Number: 01003292 Bach, Jacobs & Byrne, P.A. 2033 Main Street, Ste. 505 Sarasota, FL 34237 Telephone: (941) 906-1231 Fax: (941) 954-1185 E-Mail: Lindsey@sarasotaelderlaw.com Secondary E-Mail: Loretta@sarasotaelderlaw.com January 2, 9, 2026 26-00023M

FLORIDA. 5723 106TH AVENUE E, PARRISH, FL 34219

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 29 day of December, 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 Saleem Danielle Saleem, Esquire Florida Bar No. 0058248 Communication Email: dsaleem@raslg.com 24-196623 - ErS

January 2, 9, 2026 26-00024M

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA		
CASE NO.: 2025 CA 2353		
JOSEPH R. MOCCIA, AS TRUSTEE OF THE MOCCIA JOINT TRUST DATED NOVEMBER 6, 2001, AS AMENDED, Plaintiff, v.		
PIERCE WEALTH PARTNERS FUND 1, a Colorado limited liability company; STEPHAN PIERCE PISCANO, and UNKNOWN PARTY OR PARTIES IN POSSESSION, Defendants.		
NOTICE is hereby given pursuant to the Uniform Final Judgment of Foreclosure entered on December 22, 2025, in case number 2025 CA 2353 of the Twelfth Judicial Circuit in and for Manatee County, Florida wherein JOSEPH R. MOCCIA, AS TRUSTEE OF THE MOCCIA JOINT TRUST DATED NOVEMBER 6, 2001, is the Plaintiff and PIERCE WEALTH PARTNERS FUND 1, a Colorado limited liability company; STEPHAN PIERCE PISCANO, and UNKNOWN PARTY OR PARTIES N POSSESSION, are the Defendants. I will sell to the highest and best bidder for cash online at www.manatee.realforeclose.com on 27th day of January, 2026, at 11:00 a.m., the following described property in Manatee County, Florida as set forth in the Uniform Final Judgment of Foreclosure to wit:		
The East 5/6 of Lot 45, and the West 5/6 of Lot 47, Block 72,		

WHITFIELD ESTATES, according to the Plat thereof recorded in Plat book 4, Page 111, 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 FINAL JUDGMENT AND FORECLOSURE SALE MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

Dated this 30th day of December 2025.

BENTLEY GOODRICH KISON, P.A. AMANDA R. KISON, ESQ. Florida Bar No. 096151 783 So. Orange Ave., Suite 300 Sarasota, FL 34236 Telephone: 941-556-9030 Primary Email: akison@bgk.law Secondary Email: eserve@bgk.law Attorneys for Plaintiffs January 2, 9, 2026 26-00027M

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION:		
CASE NO.: 2025CA000618		
NATIONSTAR MORTGAGE LLC, Plaintiff, vs. RAYMOND JAMES SPYKER; UNKNOWN SPOUSE OF RAYMOND JAMES SPYKER; 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), ANGELINA M. COLONNESO as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com at, 11:00 AM on the 27 day of January, 2026, the following described property as set forth in said Final Judgment, to wit:		
LOT 10, BLOCK 2, WHITFIELD MANOR, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGES 56 AND 57, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PROPERTY ADDRESS: 7109 12TH COURT EAST, SARASOTA, FL 34243		
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 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 30 day of December 2025.		
By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 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 25-00416		
January 2, 9, 2026		26-00028M

SECOND INSERTION		
NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY		
IN THE COUNTY COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA		
CASE NO: 2025-CC-3230		
OAKHURST COMMUNITY ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. DOUGLAS FOSTER; UNKNOWN SPOUSE OF DOUGLAS FOSTER; AND UNKNOWN TENANT(S), Defendant.		
TO: UNKNOWN SPOUSE, HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DOUGLAS FOSTER		
YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a Claim of Lien on the following real property, lying and being and situated in Manatee County, Florida, more particularly described as follows:		
Lot 111, OAKHURST-REVISED PORTION, according to the Plat thereof as recorded in Plat Book 54, Page 100, of the Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid.		
Property Address: 2229 50th Street Circle East, Palmetto, FL 34221		
This action has been filed against you and you are required to serve a copy of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535		
Landmark Drive, Suite 212, Clearwater, FL 33761, 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 Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011."		
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.		
WITNESS my hand and seal of this Court on the 22nd day of December, 2025		
		Angelina Colonnese, Circuit and County Courts By: (SEAL) K. Gaffney Deputy Clerk
January 2, 9, 2026		26-00026M

SECOND INSERTION		
SOUTHPOINTE OF MANATEE COUNTY COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING		

Notice is hereby given that the Board of Supervisors ("Board") of the Southpointe of Manatee County Community Development District ("District") will hold a regular meeting on January 14, 2026 at 11:00 a.m., at 16475 Sweetwater Village Drive, Lakewood Ranch, Florida 34211.

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting 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 meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours.

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

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

District Manager January 2, 2026 26-00030M

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

1V10184