

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Sarasota Retina Institute
NOTICE OF PHYSICIAN
RELOCATING

Please be advised that Jody G. Abrams, MD will be relocating to Coastal Eye Institute as of January 1, 2026. Patients wishing to obtain a copy of their medical records or arrange for transfer of care may do so by contacting Sarasota Retina Institute, 3400 Bee Ridge Rd., Ste 200 Sarasota, FL 34239 or call 941-921-5335.

Jan. 16, 23, 30; Feb. 6, 2026
26-00096M

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 Thryve located at 8187 Redonda Loop 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 13th day of January, 2026
Dr. Erika White
January 16, 2026 26-00088M

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 Riverr located at 7901 4th St N STE 300 in the City of St. Petersburg, Manatee, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of January, 2026
Doves United LLC
Lorraine Thompson
January 16, 2026 26-00076M

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of LET'S EAT NOW located at 8351 Lucerne Loop, in the County of Manatee, in the City of Lakewood Ranch, Florida 34202 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Sarasota, Florida, this 13th day of January, 2026.
MNML, LLC
January 16, 2026 26-00092M

FIRST INSERTION

NOTICE OF SHERIFF'S SALE
NOTICE IS HEREBY GIVEN That pursuant to a Writ of Execution issued by the Dade Circuit Court of Dade County, Florida, on the 22nd day of April, 2025, in the cause wherein MMI Express LLC was plaintiff(s) and Cosmo Joe LLC Vapors Lounge LLC and Joseph Nicholson was defendant(s), being case number 2024-012846-CA-01 in said Court, I, Charles R. Wells, as Sheriff of Manatee County, Florida, have this day levied upon **all the right, title and interest of the defendant**, Cosmo Joe LLC Vapors Lounge LLC and Joseph Nicholson, in and to the following described personal property, to-wit:

A complete inventory list may be seen at the Sheriff's Office, 600 301 Blvd, Ste 202, Bradenton, Florida 34205, Monday through Friday from 8:00am - 5:00pm.

and on the 24th day of February, 2026, at the Crime Prevention Unit located at 600 US Hwy 301 Blvd West Ste 174, Bradenton, Manatee County,

Florida, 34205, at the hour of 10:00 a.m., or as soon thereafter as possible, I will offer the said property for sale at public outcry and will sell the same, **SUBJECT TO ALL TAXES LIENS AND ENCUMBRANCES**, if any, to the highest and best bidder for **CASH IN HAND**, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above described execution.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Daniel Sanchez, Manatee County Sheriff's Office, 747-3011 ext. 2242, Monday through Friday, 8:00 a.m. to 5:00 p.m., not later than seven (7) days prior to the proceedings.

CHARLES R. WELLS,
SHERIFF

MANATEE COUNTY, FLORIDA

BY: Daniel Sanchez D.S.

Jan. 16, 23, 30; Feb. 6, 2026
26-00095M

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of The Surfin Plumber Podcast located at 9930 Laurel Valley Avenue Cir, in the County of Manatee, in the City of Bradenton, Florida 34202 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Bradenton, Florida, this 12th day of January, 2026.

HUNTER RESIDENTIAL SERVICES, LLC
January 16, 2026 26-00081M

FIRST INSERTION

TRAILER ESTATES PARK AND RECREATION DISTRICT

TRAILER ESTATES PARK AND RECREATION DISTRICT hereby requests sealed proposals for financial audit services for the fiscal year ending September 30, 2025 as required by Section 218.39, Florida Statutes. The Auditing entity submitting a proposal must be duly licensed under Chapter 473, qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy, and able to provide the Annual Financial Audit Report/Financial Statements by June 30th.

Proposal shall include references for current government auditing engagements, a description of the staff to be assigned to the engagement, proposal timeline, and proposed fee. Additionally, the proposal should include the proposed compensation for renewals.

All applicants interested in providing the above-described services to the District must submit in a sealed envelope one (1) signed original and three (3) copies of the above referenced information, as well as a resume of the applicant's qualifications and experience along with any pertinent supporting data by 9:15 a.m. local time, March 3, 2026, to the attention of Auditor Selection Committee, Trailer Estates Park & Recreation District, 1903 69th Ave. W, Bradenton, FL 34207 (Telephone: (941) 756-7177). Any proposals received by the District after the stated date and time will not be considered. The proposals will be publicly opened at the Board of Trustees' Workshop, March 3, 2026, 9:30 a.m., Small Hall, 1903 69th Ave. W, Bradenton, Florida 34207.

Proposals shall clearly indicate the legal name of the applicant, as well as current contact information, and shall be signed by the owner or an agent or officer having legal authority to bind the applicant. The applicant must be authorized to conduct business in the State of Florida. All expenses incurred in making the proposal shall be done by the applicant. The applicant understands that upon receipt of the proposal by the District the proposal documents become a "public record", as defined in Chapter 119, Florida Statutes and those documents are subject to public disclosure in accordance with that Chapter.

Any comments, questions, or requests for clarification, interpretation or additional information concerning the RFP should be submitted in writing to the Auditor Selection Committee, Attn: Todd Lombardi, at the above address. The applicant is not entitled to rely upon, and the District will not be bound by, any oral interpretations given by District staff or representatives. Written addenda or determinations issued by Auditor Selection Committee are the only method by which this RFP may be clarified, interpreted or modified. If any such written decisions are issued, the District will make reasonable efforts to notify all applicants. However, each applicant shall be responsible for contacting the District Office, prior to submitting their proposal, to determine if any such written decisions have been issued and to amend their proposal as necessary.

January 16, 2026 26-00097M

FIRST INSERTION

DEL WEBB EXPLORE NORTH RIVER RANCH
COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR MEETING AND AUDIT COMMITTEE MEETING

The Board of Supervisors (the "Board") of the Del Webb Explore North River Ranch Community Development District (the "District") and the Auditor Selection Committee ("Audit Committee") will hold a Regular Meeting and an Audit Committee Meeting on February 2, 2026, at 10:30 a.m. at Del Webb Bayview, Driftwood Club, Windsor Pearl Social Room 1, 8810 Barrier Coast Trail, Parrish, Florida 34219. The Audit Committee will review, discuss, evaluate, and rank any proposals the District receives pursuant to solicitations for auditing services. Immediately following the Audit Committee meeting, the Board of Supervisors of the District will hold its regular meeting to consider any and all business which may properly come before it

The purpose and effect of the Proposed Rule is to provide for efficient and effective District operations and ensure compliance with recent changes to Florida Law. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.01, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meetings may be obtained 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 meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the 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.

Kristen Suit, District Manager
Blackwell Community Development District
January 16, 2026 26-00093M

26-00073M

26-00073M

**PUBLISHED YOUR
LEGAL NOTICE**

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

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

Call 941-906-9386 and select the appropriate County name from the menu option or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP002293AX
IN RE: ESTATE OF
DENNIS LEE DUBOIS
Deceased.

The administration of the estate of DENNIS LEE DUBOIS deceased, whose date of death was October 26, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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, as described in ss. 732.216-732.228.

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 2888
IN RE: ESTATE OF
GARY D. GAINAY,
Deceased.

The administration of the estate of GARY D. GAINAY, deceased, whose date of death was October 26, 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

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
Clerk Case No.:
2025 CA 003002 AX

Agency Case No.: 2025-023958
IN RE: FORFEITURE OF:
TWENTY-TWO THOUSAND
ONE HUNDRED NINETY-SIX
DOLLARS (\$22,196.00) IN
U.S. CURRENCY, ONE GOLD
LINK BRACELET, TWO PAIRS
OF EARRINGS, TWO GOLD
NECKLACES, AND TWO
GOLD EGYPTIAN NECKLACE
PENDANTS
TO ALL PERSONS OR ENTITIES
HAVING OR CLAIMING TO HAVE
ANY RIGHT, TITLE OR INTEREST
IN THE PROPERTY HEREIN DE-
SCRIBED:

YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Petitioner, Manatee County Sheriff's Office, on the following property in Manatee County, Florida: TWENTY-TWO THOUSAND ONE HUNDRED NINETY-SIX DOLLARS (\$22,196.00) IN U.S. CURRENCY, ONE GOLD LINK BRACELET, TWO PAIRS OF EARRINGS, TWO GOLD NECKLACES, AND TWO GOLD EGYPTIAN NECKLACE PENDANTS and you are required to serve a copy of your written defenses to it, if any, on the Attorney for Petitioner, Brian A. Iten, General Counsel, Manatee County Sheriff's Office, at the address of 600 Hwy. 301 Blvd. W., Ste. 202, Bradenton, FL 34205 within

DATED: 1/13/2026
ANGELINA COLONNESO,
CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA
1115 Manatee Avenue West
Bradenton, FL 34205
(Seal) BY: K. Gaffney
Deputy Clerk

January 16, 2026 26-00090M

--- ESTATE / SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
Case No. 2025CA000806AX
Freedom Mortgage Corporation,
Plaintiff, vs.
Bryce Larkin, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA000806AX of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Bryce Larkin; Summerwoods Homeowners Association, Inc.; Kalaina Larkin are the Defendants, that Angelina Colonneso, Manatee County Clerk of Court will sell to the highest and best bidder for cash at www.manatee.reaforeclose.com, beginning at 11:00 AM on the 23rd day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 551, SUMMERWOODS -
PHASES IC & ID, ACCORDING
TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK
67, PAGE(S) 160 THROUGH
172, INCLUSIVE, OF THE

PUBLIC RECORDS OF MANATEE
COUNTY, FLORIDA.
TAX ID: 401620959
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, FL 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 9th day of January, 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (941) 618-6955
Fax: (941) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 25-FO0946
January 16, 2026 26-00079M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
OF THE STATE OF FLORIDA, IN
AND FOR MANATEE COUNTY
CIVIL DIVISION
CASE NO.: 2025-CA-002974

AMERICAN BUILDERS &
CONTRACTORS SUPPLY CO.,
INC., doing business as ABC
SUPPLY CO., INC., a foreign
corporation,

Plaintiff, vs.

BULLDOG ROOFS, LLC, a Florida
limited liability company, JOHN
HEUTMAKER, and THOMAS
SALVATORE DENNIS, jointly and
severally,

Defendants.

TO: Thomas Salvatore Dennis
10416 Spoonbill Rd W
Bradenton, FL 34209

YOU ARE HEREBY NOTIFIED that an action for foreclosure of a Claim of Lien has been filed against you and you are required to serve a copy of your written defenses, if any, to it on or before 2/24, 2026, to Brian A. Leung, Esq., whose address is 3203 W. Cypress St., Tampa, FL 33607 and to file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.

This Notice shall be published in Manatee County once a week for four (4) consecutive weeks in the Business

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

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, FL 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 at MANATEE County, Florida this 13th day of Jan, 2026.

ANGELINA "ANGEL" COLONNESO
Manatee County Clerk of Court
1115 Manatee Ave West
Bradenton, FL 34206
By: /s/ Kris Gaffney
Deputy Clerk

Jan. 16, 23, 30; Feb. 6, 2026
26-00094M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
CIVIL ACTION
CASE NO.: 2025CA002590

CITIZENS BANK NA F/K/A RBS
CITIZENS NA,

Plaintiff, vs.

UNKNOWN HEIRS

BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEE, LIENORS,
CREDITORS, TRUSTEES,
AND ALL OTHER PARTIES
CLAIMING AN INTEREST BY
THROUGH UNDER OR AGAINST
THE ESTATE OF GREGORY
GALLOWAY, DECEASED; et al.,
Defendant(s).

TO: Unknown Heirs Beneficiaries,
Devises, Grantees, Assignee, Lienors,
Creditors, Trustees, And All Other Parties
Claiming An Interest By Through
Under Or Against The Estate Of Gregory
Galloway, Deceased

Last Known Residence: Unknown

TO: Linda L. Galloway

Last Known Residence: 918 Sunset Ave.

Cincinnati, OH 45205-2080

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

LOT 29, PINewood VILLAGE
SUBDIVISION, ACCORDING
TO THE PLAT THEREOF RE-
CORDED IN PLAT BOOK 16,
PAGE(S) 15 TO 16, OF THE
PUBLIC RECORDS OF MANA-
TEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE
PITE, LLP, Plaintiff's attorney, at 401

W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 30 days from first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

In and for Manatee County:

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

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

Dated on 1/8, 2026.

ANGELINA COLONNESO
As Clerk of the Court
By: /s/ Kris Gaffney
As Deputy Clerk

1454-1654B
Ref# 14223
January 16, 2026 26-00077M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY FLORIDA
PROBATE DIVISION
File No. 2025 - CP - 002746
IN RE ESTATE OF
CAROLINE WALKER,
Deceased.

The administration of the estate of CAROLINE WALKER, deceased, whose date of death was September 22, 2025, and whose social security number ends in 8932, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of first publication of this notice is January 16, 2026.

Maryanne Kramer Smith

Personal Representative

Alan F. Gonzalez, LL.M., Esquire
Attorney for Personal Representatives
Florida Bar No.: 229415
Hahn Loeser & Parks LLP
601 Bayshore Blvd., Suite 720
Tampa, Florida 33606
Telephone: (813) 254-7474
Afgonzalez@hahnlaw.com
Glguiana@hahnlaw.com
January 16, 23, 2026 26-00099M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025-CP-002692
Division Probate
IN RE: ESTATE OF
GAYLE SIMPSON SCHULZ
Deceased.

The administration of the estate of GAYLE SIMPSON SCHULZ, deceased, whose date of death was July 28, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W., Bradenton, Florida 34205.

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

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is January 16, 2026.

Personal Representative:

ERIC MICHAEL FUNKHOUSER,
a/k/a ERIC MICHAEL SIMPSON
FUNKHOUSER
538 Key Royale Drive
Holmes Beach, Florida 34217

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 16, 23, 2026 26-00086M

FIRST INSERTION

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 002591
IN RE: ESTATE OF
JUAN MATTHEW LYNCH
Deceased.

The administration of the estate of JUAN MATTHEW LYNCH, deceased, whose date of death was December 24, 2023, 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.

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

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

The date of first publication of this notice is: January 16, 2026.

JAMES J. LYNCH
Personal Representative

JAMES H. BURGESS, JR.
Attorney for Petitioner
Florida Bar No. 280763
Burgess, Harrell & Colton, P.A.
1776 Ringling Boulevard
Sarasota, Florida 34236
Telephone: 941-466-3700
Email: jburgess@burgessharrell.com
Secondary Email:
kmolinaro@burgessharrell.com

January 16, 23, 2026 26-00074M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
12TH JUDICIAL CIRCUIT,
IN AND FOR MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025CP002771AX
IN RE ESTATE OF
JEFFREY DAVIS,
Deceased.

The administration of the estate of JEFFREY DAVIS, Deceased, whose date of death was July 23, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Ave., W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.

The date of first publication of this notice is January 16, 2026.

ADRIENNE DAVIS,
Personal Representative

Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, Florida 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email:
Scott@srlawyers.com
Secondary Email:
genesis@srlawyers.com

January 16, 23, 2026 26-00078M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP002206AX
IN RE ESTATE OF
JAMES CARRIE, JR.
Deceased.

The administration of the estate of James Carrie, Jr., deceased, whose date of death was April 30, 2019, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 01/16/2026.

Personal Representative:

Walter B. Shurden

611 Druid Road East, Suite 712
Clearwater, FL 33756
Attorney for Personal Representative:
Walter B. Shurden, Attorney
Florida Bar Number: 0156360
611 Druid Road East, Suite 712
Clearwater, FL 33756
Telephone: (727) 443-2708
Fax: (727) 255-5004
E-Mail: walt@shurden.net
Secondary E-Mail:
jennifer@shurden.net

January 16, 23, 2026 26-00098M

Q&A

Who benefits from legal notices?

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

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

IV/18237 V12

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**Business
Observer**

IV/20906_V27

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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 197.363(2)(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.

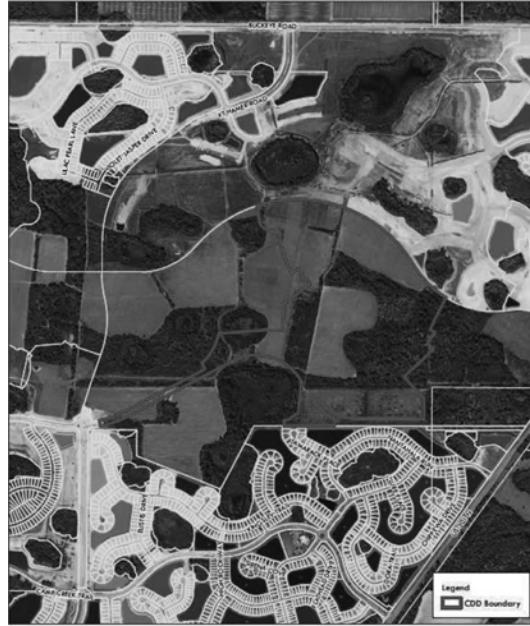
Also, at 10:30 a.m. on February 2, 2026, at the Del Webb Bayview, Driftwood Club, Windsor Pearl Social Room 1, 8810 Barrier Coast Trail, Parrish, Florida 34219, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting 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*

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-

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 benefitted 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

SECOND INSERTION

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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

- Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
- Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.
- When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
- On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
- Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
- A file copy of your delivered affidavit will be sent to you.

Business Observer

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu option
or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LY20278_V28

--- ACTIONS / SALES / ESTATE ---

SECOND 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 unmatured, 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 (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 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. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 732.216-732.228, applies or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT 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. Colomnes, 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 DECLARATIONS 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 MANA-
TEE 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.realeforeclose.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

SECOND 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 Colomnes, 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.realeforeclose.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 Re-
cords 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

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

The date of first publication of this
notice is 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

SECOND 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
3 MONTHS AFTER THE TIME 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
3 MONTHS AFTER THE DATE OF THE
FIRST PUBLICATION OF THIS
NOTICE OR 30 DAYS AFTER THE
DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.

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

26-00037M

SECOND INSERTION

NOTICE OF PUBLIC SALE
WITHIN THREE (3) MONTHS AF-
TER THE DATE OF THE FIRST PUBLI-
CATION 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 cura-
tor 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 Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
applies or may apply, unless a written
demand is made by a creditor as speci-
fied under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA

--- ACTIONS / SALES / ESTATE ---

THIRD INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.Certificate Number: 2023-547
Tax Deed #:2025TD000229

NOTICE IS HEREBY GIVEN that C DEAN KUSHMER the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-547 Year of Issuance 2023 Description of Property UNIT 30 COUNTRY RETREAT, A RESIDENTIAL COOPERATIVE PI#5422.2160/9 Parcel ID Number 542221609 Property Address: 921 FAITH CIR E LOT 30 BRADENTON, FL 34219 Names in which assessed: SHERRY L MARTINEZ, SHERRY MARTINEZ All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 02/02/2026 at 10:00 am, by Angelina Colomneso, Manatee County Clerk of the Courts.

Jan. 2, 9, 16, 23, 2026 26-00022M

FOURTH INSERTION

NOTICE OF ACTION

BEFORE THE DIVISION OF
PARI-MUTUEL WAGERING
IN RE: 550.105(7), Florida Statutes.LUIS ANGEL GARCIA
6015 Tremaza Place
Palmetto, Florida 34221
CASE NO.: 2024- 062517
LICENSE NO.: 13001783

The Florida Gaming Control Commission has filed an Administrative Complaint against you, a copy of which may be obtained by contacting Ebonie Lanier, Administrative Assistant III, Office of the General Counsel, Florida Gaming Control Commission, 4070 Esplanade Way, Suite 250, Tallahassee, FL 32399, (850) 794-8072.

If no contact has been made by you concerning the above by Friday, January 23, 2026, the matter of the Administrative Complaint will be presented to the Florida Gaming Control Commission at the next public meeting for final agency action.

In accordance with the Americans with Disabilities Act, persons needing special accommodation to participate in this proceeding should contact the individual or agency sending notice no later than seven days prior to the proceeding at the address given on notice. Telephone: (850) 257-6097; 1-800-955-8771 (TDD) or 1-800-955-8770 (v), via Florida Relay Service.

Dec. 26, 2025; Jan. 2, 9, 16, 2026 25-02341M

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION

FILE NO. 2025CP002707

IN RE: ESTATE OF

NICOLE LEE RUDD

The administration of the estate of Nicole Lee Rudd, deceased, whose date of death was September 19, 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 representatives and the personal representative attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act

as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

THIRD INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.Certificate Number: 2023-4558
Tax Deed #:2025TD000228

NOTICE IS HEREBY GIVEN that C DEAN KUSHMER the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4558 Year of Issuance 2023 Description of Property THE S 12 FT OF LOT 10 DE SEAR MANOR UNIT 2. PI#58419.0005/2 Parcel ID Number 5841900052 Property Address: 11TH ST E BRADENTON, FL 34203 Names in which assessed: STEP PROPERTIES INC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 02/02/2026 at 10:00 am, by Angelina Colomneso, Manatee County Clerk of the Courts.

Jan. 2, 9, 16, 23, 2026 26-00021M

SECOND INSERTION

DEL WEBB EXPLORE NORTH RIVER RANCH
COMMUNITY DEVELOPMENT DISTRICTNOTICE 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, Florida Statutes. 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

SECOND INSERTION

DEL WEBB EXPLORE NORTH RIVER RANCH
COMMUNITY DEVELOPMENT DISTRICTNOTICE 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

FOURTH INSERTION

NOTICE OF ACTION
TERMINATION OF PARENTAL
RIGHTSIN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY
CASE NO. 2025-DP-0009Div.JIN THE INTEREST OF:
K.D. DOB: 6/23/2023,
V.D. DOB: 1/5/2025,
MINOR CHILDRENTO: 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 Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

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

WITNESS, my hand as Clerk of said Court and the Seal thereof, this 17th day of December 2025.

Angelina Colomneso
Clerk of Court
By: C. Hoatland
As Deputy Clerk

Dec. 26, 2025; Jan. 2, 9, 16, 2026

25-02346M

SECOND INSERTION

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDACASE NO.: 2024-CA-000237
PENNYSMAC LOAN SERVICES,
LLC,Plaintiff, v.
AMBER PENA, et al.,
Defendants.NOTICE is hereby given that Angelina "Angel" Colonneso, 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:Lot 27 and West 35 feet of Lot 26, Block 2, N-A-REYNOLD'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.
Property Address: 1810 9th Street West, Palmetto, FL 34221 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

Any person claiming an interest in

SECOND INSERTION

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

Case No.: 2024-CC-3405

COVERED BRIDGE ESTATES
COMMUNITY ASSOCIATION,
INC., a Florida not for profit
corporation,

Plaintiff, vs.

ARIKA MARIE MANAPAT;
UNKNOWN SPOUSE OF
ARIKA MARIE MANAPAT; and
UNKNOWN PARTY OR PARTIES
IN POSSESSION,
Defendants.

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" Colonneso, Clerk of the Circuit Court and Comptroller, shall sell the property situated in Manatee County, Florida, described as:

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.

PARCEL IDENTIFICATION NUMBER: 746500179
ALSO KNOWN AS: 4210 LITTLE GAP LOOP, ELLENTON, FLORIDA 34222.at public sale, to the highest and best bidder, for cash, online at <https://www.manatee.realforeclose.com>, on: January

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.: 412025001731

MORTGAGE RESEARCH CENTER,
LLC D/B/A VETERANS UNITED
HOME LOANS, A MISSOURI
LIMITED LIABILITY COMPANY,
Plaintiff, vs.ALEX J. LATHAN A/K/A ALEX
LATHAN; COVERED BRIDGE
ESTATES COMMUNITY
ASSOCIATION, INC.; UNKNOWN
SPOUSE OF ALEX J. LATHAN
A/K/A ALEX LATHAN;
UNKNOWN TENANT
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 28 day of January, 2026, the following described property as set forth in said Final Judgment, to wit:LOT 34, OF COVERED
BRIDGE ESTATES, PHASE
6C, 6D & 6E, ACCORDING TO
THE PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 43,
PAGE 117, OF THE PUBLIC RE-
CORDS OF MANATEE COUN-
TY, FLORIDA.PROPERTY ADDRESS: 3815
DAY BRIDGE PL, ELLENTON,
FL 34222
IF YOU ARE A PERSON CLAIMING

January 9, 16, 2026 26-00031M

--- ACTIONS / SALES ---

SECOND INSERTION

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

Clerk Case No. 2025 CA 002733 AX

Agency Case No. 2025-022606

IN RE: FORFEITURE OF:

SIX THOUSAND THREE

HUNDRED FIFTY DOLLARS

(\$6,350.00) IN U.S. CURRENCY

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

YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Petitioner, Manatee County Sheriffs Office, on the following property in Manatee County, Florida: 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

the relief demanded in the Complaint.

In and for Manatee County:

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

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

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.

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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.

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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.

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.

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