MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Monica Willard Designs, Inc, desiring to engage in business under the fictitious name Zatara Bartoni/Net & Hand located at 603 Park Drive Bradenton, FL 34209, intends to register said name in Manatee County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

January 30, 2026 26-00129M

FIRST INSERTION

NOTICE OF UNCLAIMED FUNDS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA\ PROBATE DIVISION
CASE NO. 2022CP00003 SAX
IN RE: THE ESTATE OF: BLAKE, WESLEY DECEASED

PLEASE TAKE NOTICE that on 3/18/2024, there was placed on deposit in this office, funds received from JAMES KNOWLES IOTA TRUST ACCOUNT in the amount of $3,758.28

Said funds, less Clerk's fees and advertising fees, if any, are assets due to the beneficiary(s) Beneficiary(s) JUDITH BLAKE who IS unable to be located.

Unless said funds are claimed on or before six months from the date of the first publication of this notice, said funds will be forwarded to the State of Florida, pursuant to Florida Statutes 733.816.

IN WITNESS WHEREOF I have set my hand and official seal at Bradenton, Florida on January 22, 2026.

Angelina "Angel" Colonneso,
Clerk of the Circuit Court
& Comptroller of the
Circuit Court & Comptroller
By: Connie Lucas
Deputy Clerk

Jan. 30; Feb. 27, 2026 25-00133M

FIRST INSERTION

ADVERTISEMENT OF SALE

Property described below will be sold per the Florida Self Storage Facility Act. Sale on Tuesday the 17th day of February, 2026 at 10:00 AM with bidding to take place on lockerfox.com. Payment and pickup at facility. Otter Self Storage - Whitfield Sarasota, 2024 Whitfield Park Dr, Sarasota, FL, 34243 Lisa Ortega Sale is subject to cancellation in the event of settlement between owner and obligated party.

Jan. 30; Feb. 6, 2026 26-00151M

FIRST INSERTION

NOTICE OF UNCLAIMED FUNDS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA\ PROBATE DIVISION
CASE NO. 2019GA002012AX
IN RE: GRD OF: WALDEN, JAMES DECEASED

PLEASE TAKE NOTICE that on 10/25/2024, there was placed on deposit in this office, funds received from MATTHEW BONGART in the amount of $207.94

Said funds, less Clerk's fees and advertising fees, if any, are assets due to the beneficiary(s), UNKNOWN who IS unable to be located.

Unless said funds are claimed on or before six months from the date of the first publication of this notice, said funds will be forwarded to the State of Florida, pursuant to Florida Statutes 744.534.

IN WITNESS WHEREOF I have set my hand and official seal at Bradenton, Florida on January 22, 2026.

Angelina "Angel" Colonneso,
Clerk of the Circuit Court
& Comptroller of the
Circuit Court & Comptroller
By: Yelitza Ramirez
Deputy Clerk

Jan. 30; Feb. 27, 2026 25-00135M

FIRST INSERTION

Notice of Public Meeting
Lakewood Ranch Stewardship District

A meeting of the Board of Supervisors of the Lakewood Ranch Stewardship District will be held on Friday, February 6, 2026, at 9:00 a.m. at Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, FL 34202. The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for independent special districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Supervisors or staff may participate by speaker telephone.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, PFM Group Consulting LLC., located at 3501 Quadrangle Boulevard, Suite 270, Orlando 32817, (407) 723-5900, during normal business hours.

Any person requiring special accommodations at the meeting because of disability or physical impairment should contact the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

Jane Gaarlandt
District Manager
January 30, 2026 26-00154M

FIRST INSERTION

NOTICE OF FINAL AGENCY ACTION BY
THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve residential activities on 483.29 acres known as Crosswind Ranch North Mass Grade. The project is located in Manatee County, Section(s) 10,14,15,16,21,22,23, Township 33 South, Range 19 East. The permit applicant is Crosswind Ranch Development Corporation whose address is 4065 Crescent Park Dr. Riverview, FL 33578. The Permit No. is 43030943.013.

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 (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 within14 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 30, 2026 26-00160M

FIRST INSERTION

PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 933763 from 3-Point Construction & Development, LLC, 1605 Main Street, Ste. 904, Sarasota, FL 34236. Application received: January 23, 2026. Proposed activity: 59 Unit Mini-Warehouse Car Storage Facility. Project name: SRQ Autoport. Project size: 4.38 Ac. Location: Section(s) 26, Township 35 South, Range 17 East, in Manatee County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, FL 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813) 985-7481 or 1(800) 836-0797, TDD only 1(800) 231-6103.

January 30, 2026 26-00155M

FIRST INSERTION

REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES FOR FOREST CREEK COMMUNITY DEVELOPMENT DISTRICT

The Forest Creek 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, 2027 and 2028 with an option for two additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing and maintaining public infrastructure. The District is located in Pinellas County and is approximately 135.070 acres in area. The District has an annual operating budget of approximately $981,928 inclusive of debt service.

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. The firm must perform the audit field work at the office where the District records are maintained.

Proposal packages, which include evaluation criteria and instructions to proposers are available from the Office of the District Manager at hjackson@inframark.com

Electronic proposals must be received no later than 12:00 p.m. on Thursday, February 5, 2026, by the Office of the District Manager, Inframark, Attention: Heather Jackson at hjackson@inframark.com. Please direct all questions regarding this Notice to the Office of the District Manager.

Heather Jackson
District Manager
January 30, 2026 26-00139M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units. The auction will be held on February 19, 2026, at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows

FACILITY
3602 14th Street West
Bradenton, FL 34205

NAME	UNIT	BALANCE
Gabriel Alvarez	2115	207.8
ROB CASBARRO	3023	854.6
JAMES CUNNINGHAM	4169	191.7
TEMEKA WADDELL	2074	282.8
JASMINE BARRETT	2065	269.9
James Robertson-Frost	4102	259.9
LAREICE SMITH	1046	397.8

FACILITY
7735 US 41
Palmetto FL 34221

NAME	UNIT	BALANCE
DARREN STRONG	1140	199.9
CATALINA RODRIGUEZ	224	377.8
Redena Adams	1169	373.8
CERVANDO TORRES	2239	347.8
ROHIT SAMUEL	133	333.8
CATALINA RODRIGUEZ	222	377.8
William Stutzman	1078	199.9
JEFF PILKINTON	1057	352.58
CHARLES CASEY	1253	1336.1
JO'KEVIOUS BELL	0171	333.8

Jan. 30; Feb. 6, 2026 26-00147M

FIRST INSERTION

NOTICE OF AUDIT REVIEW COMMITTEE MEETING
NOTICE OF SPECIAL BOARD OF SUPERVISORS' MEETING
WATERLEFE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Waterlefe Community Development District will hold a special meeting on February 16th, 2026, at 2:00 p.m. and t**here will be an Audit Committee meeting at the start of the Board of Supervisors' meeting at 1022 Fishhook Cove, Bradenton, FL 34212**. The Audit Committee will review, discuss, and establish the evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services. The Board of Supervisors meeting will cover all topics as allowed by law.

The meetings are open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors/audit committee members will participate by telephone. At the above location will be present a speaker telephone so that any person can attend the meetings at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Matt O'Nolan
District Manager
January 30, 2026 26-00137M

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 Noemi Matta Clerical Services located at 5386 Gulf Dr in the City of holmes beach, Manatee, FL 34217 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of January, 2026
Melanie Noemi Gonzalez Zelaya
January 30, 2026 26-00153M

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Facility Address 5717 14th Street W, Bradenton, Florida 34207
Phone Number 941-866-6675
Time of Sale 2/19/2026 10:00am
Johnny Ramirez - tools, ladder, painting supplies, shelving

The auction will be listed and advertised on www.storagetreasures.com.

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

Jan. 30; Feb. 6, 2026 26-00150M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, 5311 34th Street W Bradenton, FL 34210 on 2/19/2026 at 10:00 AM

Dayne Clarke-
dressers, bookshelf, night stand
Reuben Young-
bed, personal items
Stephen Kelley-
Furniture, household goods

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

Jan. 30; Feb. 6, 2026 26-00128M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 5225 Caruso Road, Bradenton, FL 34203 941-216-0233 February 19th, 2026 @ 11am

Kristy Weinberg
Household items, cleaning supplies
Lorrie j hanna Hanna
Tv night stands generator clothing Nick nacks shelf's
Amari Pitts
clothing, shoes, small household items, tv

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

Jan. 30; Feb. 6, 2026 26-00127M

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

A 1966 Mobile Home, VIN 44GV70410 and the contents therein, if any, abandoned by former tenant, Ronald Thomas Brown

On February 12, 2026 at 9:00am at Royal Garden Estates Mobile Home Park, 6904 Cortez Road W. Lot 259, Bradenton, Florida 34210.

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

Jan. 30; Feb. 6, 2026 26-00140M

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 Southeast Ag & Land located at 808 Hillcrest Dr in the City of BRADENTON, Manatee, FL 34209-1846 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of January, 2026
Mark Royall
January 30, 2026 26-00152M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Auction date and time:
02/19/2026 @ 10:00AM

Luis Salazar Rivera-Furniture, tables, electronics

Adam Mena-Personal items
Extra Space Storage
1930 Cortez Rd W,
Bradenton, FL, 34207
941-302-9918
www.Storagetreasures.com

Extra Space Storage will hold a public auction to sell personal property described below at the location indicated.

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

Jan. 30; Feb. 6, 2026 26-00149M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Facility Address-4010 State Road 64 E., Bradenton, FL 34208 / Phone Number-941-705-9605 / Time of Sale- 2/19/26 9:30am

Traivan Whitfield-Bedroom sets (2) sectional (2) bathroom Kitchen
Marie Collins-Household Items
John Schroeder-Tools, household items, furniture, books, electronics.

The auction will be listed and advertised on www.storagetreasures.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.

Jan. 30; Feb. 6, 2026 26-00148M

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

A 1961 Mobile Home, VIN 3165 (Title No. 10543474) and the contents therein, if any, abandoned by former tenants, Joanne E. Straz and Robert V. Straz

On February 12, 2026 at 9:15am at Royal Garden Estates Mobile Home Park, 6904 Cortez Road W. Lot 127, Bradenton, Florida 34210.

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

Jan. 30; Feb. 6, 2026 26-00141M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: ExtraSpace 115 Manatee Ave. W. Bradenton, FL 34205 on 02/19/2026 at 10:00 AM

Olivia Tooker - Household Goods
Jalen Jones- Seasonal Clothes, Kids toys, Baby items
Brandi King- Household Goods
Deidre Greene- Household Goods.

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

Jan. 30; Feb. 6, 2026 26-00126M

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF AUDIT COMMITTEE MEETING
FOREST CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN THAT the Audit Committee of Forest Creek Community Development District will hold a meeting on **Thursday, February 12, 2026, at 1:00 p.m. at Forest Creek CDD Clubhouse located at 11685 Old Florida Lane Parrish, FL. 34219**. There will be an Audit Committee meeting just prior to the onset of the Board of Supervisors' meeting. The Audit Committee will review, discuss and establish the evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the committee meetings may be obtained by contacting the District Manager's Office at (813) 873-7300. Affected parties and others interested may appear at these meetings and be heard.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the committee with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Heather Jackson
District Manager

January 30, 2026 26-00138M

FIRST INSERTION

SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT
REVISED NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("**Board**") of the Saltmeadows Community Development District ("District") will hold Regular Meetings for Fiscal Year 2026 at 12:00 p.m., at the Courtyard by Marriott Sarasota University Park/Lakewood Ranch, 8305 Tourist Center Drive, Sarasota, Florida 34201 on the following dates:

April 20, 2026
May 18, 2026
July 20, 2026

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

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

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

District Manager
January 30, 2026 26-00156M

FIRST INSERTION

PUBLIC NOTICE

TOTAL MONTHLY COST Highlights of this Request for Proposals:
- A three-year base term beginning October 1, 2026
- Seasonal service frequency consistent with our historic contract
- Options for dumpsters, carts, hybrid service models, and bulk pickups
- Clear separation of trash, recycling, yard waste, and storm debris responsibilities
- Public records compliance under Florida law
- A formal Exhibit A – Pricing Proposal Form framework
- Evaluation language suitable for staff and Board review

Request For Proposals – Solid Waste, Recycling, And Yard Waste Services
REQUEST FOR PROPOSALS (RFP)
Solid Waste, Recycling, and Yard Waste Collection and Disposal Services
Trailer Estates Park & Recreation District
1903 69th Avenue West Bradenton, Florida 34207

RFP No.: TBD
Issue Date: January 15, 2026
Proposal Due Date and Time: March 13, 2026, 3:00 PM (Local Time)

1. INTRODUCTION AND BACKGROUND
Trailer Estates Park & Recreation District (the "District") is a special purpose local government district of the State of Florida located in Manatee County. The District serves a residential community consisting of approximately **1,270–1,280 dwelling units.**

The District is soliciting sealed proposals from qualified, licensed, and experienced firms to provide **solid waste, recycling, and yard waste collection and disposal services** for a five (5) year contract term. The current private contract expires on September 30, 2026, and no renewal options remain.

The intent of this RFP is to secure reliable, cost-effective, environmentally responsible services that meet the operational needs of the District and expectations of its residents, while complying with all applicable federal, state, and local regulations.

2. Cone of Silence and Point of Contact during Cone of Silence
The District has opted for this solicitation to be subject to the Florida Cone of Silence Laws. The cone of silence will apply between the time the Request for Proposals is issued by the District and the time the Board awards the contract. During the cone of silence, any attempt to influence the thinking of District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract.

All communications concerning this RFP shall be in writing, contain the RFP number in the subject line and be directed solely to the point of contact at the e-mail address below. Proposers are responsible to ensure the return e-mail address is correct and to the proper individual within the company regarding this RFP.

Name: Lee Morris
Title: Park Manager
Email: manager@trailerestates.com

3. CONTRACT TERM
The District anticipates awarding a contract with the following term:
- **Initial Term:** Three (3) years
- **Commencement Date:** October 1, 2026 (anticipated)
- **Optional Renewals:** Up to two (2) additional renewal terms of three (3) years each, subject to mutual agreement and satisfactory performance

The District reserves the right to negotiate final contract terms prior to award.

4. SCOPE OF SERVICES
Proposers shall provide all labor, equipment, vehicles, containers, supervision, and disposal services necessary to perform the services described below.
4.1 Solid Waste (Trash) Collection
- Curbside collection of residential solid waste from each dwelling unit.
- **Collection Frequency:**
  - Once per week during January, February, March, April, May, October, November, and December.
  - Twice per week during June, July, August, and September.
- Solid waste shall include typical household refuse, packaging materials, food waste, and similar non-hazardous materials.
- Collection shall be performed on regularly scheduled days approved by the District.

4.2 Recycling Services
- Collection of commingled recyclable materials in accordance with applicable local and state recycling guidelines.
- Proposer shall clearly define accepted materials.
- Recycling collection frequency shall be proposed (weekly or bi-weekly) and clearly identified.
- Education materials for residents regarding recycling participation shall be provided annually.

4.3 Yard Waste Collection
- Collection and disposal of yard waste, including grass clippings, leaves, branches, palm fronds, and similar vegetative debris.
- Yard waste may be collected via curbside pickup and/or designated dumpsters, as proposed.
- Proposers shall identify collection frequency and seasonal adjustments.

4.4 Dumpsters and Roll-Off Services
- Provision and servicing of dumpsters and/or roll-off containers for trash, recycling, and yard waste in common areas, as applicable.
- The District currently utilizes approximately **200 dumpster or roll-off pulls per year;** proposers shall include pricing for included and additional pulls.

4.5 Bulk and Special Pickups
- On-call or scheduled bulk item pickup (e.g., furniture, appliances).
- Proposers shall identify pricing structure and any annual limits included in the base contract.

4.6 Storm and Disaster Debris
- Proposers shall clearly state responsibilities related to storm debris collection.
- Unless otherwise negotiated, the District anticipates remaining responsible for extraordinary storm debris removal costs; proposers shall identify available services and pricing.

5. CONTAINERS AND EQUIPMENT
- Proposers shall identify whether services are provided using dumpsters, curbside carts, or a hybrid system.
- If carts are proposed:
  - Identify cart sizes (e.g., 64-gallon, 96-gallon).
  - Include delivery, maintenance, repair, and replacement costs.
- All vehicles and equipment shall be well-maintained, leak-free, and compliant with safety and environmental regulations.

6. CUSTOMER SERVICE REQUIREMENTS
- Dedicated customer service contact for the District.
- Timely response to missed pickups and complaints (within one business day).
- Coordination with District staff regarding service issues, holidays, and schedule changes.
- Holiday collection schedule shall be provided annually.

7. PROPOSER RESPONSIBILITIES
The successful proposer shall:
- Hold all required federal, state, and local licenses to perform waste collection services in Manatee County, Florida.
- Comply with all applicable laws, ordinances, and regulations.
- The Proposer is also assumed to be familiar with the District's operating rules and procedures.
- Maintain insurance coverage including, at minimum:
  - o Commercial General Liability
    - *Bodily Injury (including contractual)* $1,000,000/$2,000,000
    - *Property Damage (including contractual)* $1,000,000/$2,000,000
  - o Automobile Liability
    - *Bodily Injury and Property Damage* $1,000,000
  - o Workers' Compensation (statutory)
- Provide certificates of insurance naming the District as an additional insured.
- By submitting a proposal, the Proposer agrees that the proposal may not be withdrawn for a period of one hundred twenty (120) days following the opening.
- The successful Proposer shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence, reckless and/or willful misconduct as well as breach of contract.

8. PROPOSAL SUBMITTAL REQUIREMENTS
Proposals shall be clear, complete, and organized in the following format:
1. **Cover Letter signed by an authorized representative.**
2. **Company Information and Experience**
   - o Firm background and years in operation.
   - o Experience providing similar services to residential communities of comparable size.
3. **Technical Proposal**
   - o Detailed description of proposed service model.
   - o Collection schedules and routing approach.
   - o Equipment and staffing plan.
4. **Pricing Proposal (Exhibit A)**
   - o Annual and monthly pricing for each service component.
   - o Per-unit pricing, if applicable.
   - o Pricing for optional and additional services.
5. **Customer Service and Complaint Resolution Plan**
6. **Environmental and Sustainability Practices**
7. **Insurance and Licensing Documentation**
8. **Exceptions or Clarifications**

9. PRICING STRUCTURE
Pricing shall remain firm for the initial contract year. Proposers shall identify:
- Annual escalation methodology, if any.
- Fuel surcharges or adjustments.
- CPI-based or other price adjustment mechanisms.

All pricing shall be submitted using **Exhibit A – Pricing Proposal Form.**

10. EVALUATION CRITERIA
Proposals will be evaluated by District staff and may be presented to the Board of Trustees. Evaluation criteria include, but are not limited to:
- Experience and qualifications
- Proposed service approach and reliability
- Cost and overall value
- Equipment and operational capacity
- Customer service and responsiveness
- Environmental and sustainability practices

The District may request interviews, presentations, or additional information.

11. SCHEDULE (ANTICIPATED)
- RFP Issued: January 15, 2026
- Deadline for Questions: February 13, 2026
- Proposals Due: March 13, 2026, 4:00 PM
- Board Consideration: Late March - May 2026
- Contract Start: October 1, 2026

12. SUBMISSION INSTRUCTIONS
Proposals must be received no later than the stated deadline at:
Lee Morris, Park Manager
Trailer Estates Park & Recreation District 1903 69th Avenue West
Bradenton, FL 34207
Email: manager@trailerestates.com Phone: 941-756-7177 ext. 112
Email, Regular Mail, Delivery Services or Hand Delivered will be accepted. Late proposals will not be considered.

13. GENERAL CONDITIONS
- The District reserves the right to reject any or all proposals in its sole and absolute discretion.
- The District Reserves the Right to accept the proposal which in its sole judgment best serves the needs of the District.
- The District reserves the right to order changes in the scope of work and resulting contract.
- The District may postpone the award of the contract, to elect not to proceed with the subject award process, and to accept a proposal or portion of a proposal, which in its judgment, best serves the District.
- The District may waive informalities or minor irregularities.
- The District may request additional information or clarification from the firms.
- Submission of a proposal constitutes acceptance of all RFP conditions.
- All proposals become public records in accordance with Chapter 119, Florida Statutes.

EXHIBIT A – PRICING PROPOSAL FORM
Proposers shall complete this Exhibit A in its entirety. The Proposer is encouraged to visit the District prior to submitting a proposal. No additional compensation or relief from any obligations of the contract will be granted because of a lack of knowledge of the site or conditions.

All pricing shall be provided in U.S. dollars and shall include all labor, equipment, containers, fuel, disposal, administrative, and overhead costs necessary to fully perform the services described in the RFP.

Failure to submit a completed Exhibit A may result in rejection of the proposal.

A. GENERAL PRICING INFORMATION
Proposer Name: _____
Primary Contact: _____
Phone: _____ **Email:** _____
Proposed Contract Start Date: October 1, 2026
Initial Contract Term: Five (5) Years

B. RESIDENTIAL UNIT COUNT
Total number of residential dwelling units served under this proposal:
Number of Units: _____
(For pricing purposes, the District anticipates approximately 1,270–1,280 units.)

C. SOLID WASTE (TRASH) COLLECTION PRICING
Curbside residential solid waste collection as specified in the RFP, including seasonal frequency.

Description	Annual Cost	Monthly Cost	Cost Per Unit / Month
Solid Waste Collection	$_____	$_____	$_____

D. RECYCLING COLLECTION PRICING
Curbside Commingled residential recycling collection, including education and outreach materials.

Description	Annual Cost	Monthly Cost	Cost Per Unit / Month
Recycling Collection	$_____	$_____	$_____

Accepted recyclable materials (attach list):
_____

E. YARD WASTE COLLECTION PRICING
Yard waste collection and disposal, including vegetative debris.

Description	Annual Cost	Monthly Cost	Cost Per Unit / Month
Yard Waste Collection	$_____	$_____	$_____

Collection method (check one):
[] Curbside Pickup [] Dumpsters [] Hybrid

F. DUMPSTER / ROLL-OFF SERVICES (if Required)
Provide pricing for dumpsters and/or roll-off containers serving common areas.

Description	Quantity Included	Annual Cost
Included Dumpster / Roll-Off Pulls	_____ pulls/year	$_____

Cost per Additional Pull (Trash): $_____ per pull
Cost per Additional Pull (Recycling): $_____ per pull
Cost per Additional Pull (Yard Waste): $_____ per pull

G. BULK AND SPECIAL PICKUP SERVICES
Provide pricing for bulk item or special pickups (e.g., furniture, appliances).

Description	Unit Cost	Notes
Bulk Pickup (Scheduled)	$_____	_____
Bulk Pickup (On-Call)	$_____	_____

Number of bulk pickups included annually at no additional charge (if any): _____

H. CONTAINERS / CARTS (IF APPLICABLE)
If curbside carts are proposed, provide the following pricing:

Description	Included in Base Price (Yes/No)	Unit Cost
Trash Cart (size: _____ gallons)	[] Yes [] No	$_____
Recycling Cart (size: _____ gallons)	[] Yes [] No	$_____
Replacement Cart	[] Yes [] No	$_____

I. STORM AND DISASTER DEBRIS SERVICES (As Needed Basis)
Provide pricing or rate structure for storm or disaster debris removal:

Description	Cost per Dumpster
Dumpster / Roll-Off Pulls _____	$_____

District will be responsible storm debris removal costs (acknowledged)

J. PRICE ADJUSTMENTS AND ESCALATION
Identify any proposed price escalation during the contract term:
[] No annual escalation during initial term
[] Fixed annual escalation of _____%
[] CPI-based adjustment (describe index and method):
_____
Fuel surcharges or other adjustments (describe):
_____

K. TOTAL PROPOSAL COST SUMMARY

Description	Annual Cost	Monthly Cost
Solid Waste Collection	$_____	$_____
Recycling Collection	$_____	$_____
Yard Waste Collection	$_____	$_____
Dumpster / Roll-Off Services	$_____	$_____
Bulk / Special Pickups (Estimated)	$_____	$_____

TOTAL ANNUAL COST $_____
TOTAL MONTHLY COST $_____

L. CERTIFICATION
The undersigned certifies that the pricing provided in this Exhibit A is true, correct, and binding for the period stated in the RFP, and that the Proposer has included all costs necessary to perform the required services.
Authorized Representative (Print Name): _____
Signature:_____ **Date:** _____
Title: _____

January 30, 2026 26-00146M

--- PUBLIC SALES / ESTATE---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-0151
IN RE: ESTATE OF LYNN D. HORNE, SR., also known as LYNN DEFOREST HORNE, SR., Deceased.

The administration of the estate of LYNN D. HORNE, SR., also known as LYNN DEFOREST HORNE, SR., deceased, whose date of death was January 5, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the mailing address of which is P.O Box 24500, Bradenton, FL 34205. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 30, 2026.

John C. Horne
Personal Representative
6688 Cortez Road West
Bradenton, FL 34210
Lynn D. Horne, Jr.
Personal Representative
811 133rd Street East
Bradenton, FL 34212
Jeffrey S. Goethe
Attorney for Personal Representative
Florida Bar No. 0861420
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: jgoethe@barneswalker.com
Secondary Email:
amonroe@barneswalker.com
Jan. 30; Feb. 6, 2026 26-00165M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026CP000067AX
IN RE: ESTATE OF LYNDA RAE DAPRATO, Deceased.

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

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

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

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

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

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

The date of first publication of this notice is January 30, 2026.

Personal Representative:
MARK P THORNTON
4604 4th Avenue NE
Bradenton, FL 34208
Attorney for Personal Representative:
EMILY J. LETHBRIDGE
Florida Bar No. 1064850
Williams Parker Harrison
Dietz & Getzen
50 Central Ave, FL 8
Sarasota, FL 34236
Telephone: 941-893-4014
Designation of Email Addresses for service:
Primary:
elethbridge@williamsparker.com
Secondary:
pkehoe@williamsparker.com
Jan. 30; Feb. 6, 2026 26-00158M

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-000061
Division Probate
IN RE: ESTATE OF RICHARD MICHAEL FASS a/k/a RICHARD M. FASS a/k/a RICK FASS Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of RICHARD MICHAEL FASS a/k/a RICHARD M. FASS a/k/a RICK FASS, deceased, File Number 2026-CP-000061, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was October 9, 2025; that the total value of the estate is $12,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
JASON M. FASS
c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, Florida 34205
AARON R. FASS
1687 NE 5th Street
Redmond, OR 97756

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is January 30, 2026.

Person Giving Notice:
JASON M. FASS
c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, Florida 34205
Attorney for Person Giving Notice
JENNA KYLE MELTZER
Attorney
Florida Bar Number: 1028517
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
Telephone: (941) 748-0100
E-Mail: jmeltzer@blalockwalters.com
Secondary E-Mail:
jschembri@blalockwalters.com
Alternate Secondary E-Mail:
mchapman@blalockwalters.com
Jan. 30; Feb. 6, 2026 26-00162M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-0056
IN RE: ESTATE OF DONALD LAROCHELLE, Deceased.

The administration of the estate of DONALD LAROCHELLE, deceased, whose date of death was January 7, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206.

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

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

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

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

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

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

The date of first publication of this notice is: January 30, 2026.

Steve Larochelle
Personal Representative
1190 Smyth Road
Hooksett, NH 03106
Kevin M. Collver
Attorney for Personal Representative
Florida Bar No. 0104450
BARNES WALKER, GOETHE, PERRON, SHEA & JOHNSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: kcollver@barneswalker.com
Secondary Email:
swix@barneswalker.com
Jan. 30; Feb. 6, 2026 26-00131M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-2937
IN RE: ESTATE OF ARLENE K. LAROCCO, Deceased.

The administration of the estate of ARLENE K. LAROCCO, deceased, whose date of death was September 21, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206.

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

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

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

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

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

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

The date of first publication of this notice is: January 30, 2026.

Michael J. LaRocco
Personal Representative
33 West End Avenue
Brentwood, New York 11717
Kevin M. Collver
Attorney for Personal Representative
Florida Bar No. 0104450
BARNES WALKER, GOETHE, PERRON, SHEA & JOHNSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: kcollver@barneswalker.com
Secondary Email:
swix@barneswalker.com
Jan. 30; Feb. 6, 2026 26-00130M

FIRST INSERTION

NOTICE OF ACTION
(**formal notice by publication**)
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-1293
IN RE: ESTATE OF NORMAN EDWARD PELLETIER A/K/A NORMAN PELLETIER Deceased.

TO: CHRYSTAL COPPINGER a/k/a CHRYSTAL COPPENGER
f/k/a CHRYSTAL GAYLE PELLETIER
Address and Last Known Whereabouts Unknown

YOU ARE HEREBY NOTIFIED that a Petition to Determine Exempt Property has been filed in this court. You are required to serve a copy of your written defenses, if any, on Petitioner's attorney, whose name and address are:

Jennifer J. Hensley, Esq.
Hensley Law Offices, LLC
5190 26th Street West, Suite D
Bradenton, Florida 34207-2200

on or before March 5, 2026, and file the original of the written defenses with the Clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Dated on 1-22-26.

First publication on January 30, 2026.

ANGELINA COLONNESO
As Clerk of Court
By: As Deputy Clerk
Probate Division
1115 Manatee Avenue West
Bradenton, Florida 34205
Jan. 30; Feb. 6, 13, 20, 2026
26-00166M

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of PAUL RICHARD PICHETTE will, on February 11, 2026, at 10:00 a.m., at 4918 14th Street West, Lot #C7, Bradenton, Manatee County, Florida 34207; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1960 NASH MOBILE HOME,
VIN: 8989, TITLE NO.: 0010112614
and all other personal property
located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#10108-2721)
Jan. 30; Feb. 6, 2026 26-00161M

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025CP2772
Division Probate
IN RE: ESTATE OF Sandra S. Mason Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Sandra S. Mason, deceased, File Number 2025CP2772; by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton Florida; that the decedent's date of death was September 18, 2025; that the total value of the estate is $8,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Lion G. Mason, III P.O. Box 7758 Breckenridge, CO 80424
Wells F. Mason 204 North Commerce Street Coupland, TX 78615
Robin M. Kelly 1896 Greystone Road Northwest Atlanta, GA 30318
Michael Gueriera 315 Park Drive Glenwood Springs, CO 81601

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is January 30, 2026

Person Giving Notice:
Robin M. Kelly
1896 Greystone Road Northwest
Atlanta, GA 30318
Attorney for Person Giving Notice:
Dana Laganella Gerling, Esq.
Florida Bar No. 0503991
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East
Bradenton, Florida 34203
Telephone: (941) 756-6600
Email:
dlaganella@gerlinglawgroup.com
Jan. 30; Feb. 6, 2026 26-00164M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
Case No. 2025 CP 2967
JUDGE DIANA MORELAND
IN RE: ESTATE OF JOAN R. FREEZE Deceased

The administration of the Estate of Joan R. Freeze, deceased, whose date of death was October 20, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 30th, 2026.

Personal Representative:
CHRISTINE BUEHRLY-HARRIS (PR)
4417 Sailfish Lane
Palmetto, Florida 34221
Attorney for Personal Representative:
JENNIFER L. HAMEY (0123046)
Jennifer L. Hamey, PA
3815 US Highway 301 N
Ellenton, FL 34222
(941) 932-6217
jenniferhamey@gmail.com
Jan. 30; Feb. 6, 2026 26-00157M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 26-CP-000113
Division: Probate
IN RE: ESTATE OF Samuel Kenneth Kandel, Deceased.

The administration of the estate of Samuel Kenneth Kandel, deceased, whose date of death was 12/01/2025, 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 file number of the estate is 2026-CP-00113 The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF THE DATE THAT IS 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 representatives have 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 732.2211, 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 30, 2026.

Personal Representatives:
/s/ Donald Mayer
(**Jan 21, 2026 13:18:38 PST**)
Donald Mayer
716 Anita Dr.
South Lake Tahoe, CA 96150
/s/ Barbara Ann Christie
(**Jan 21, 2026 11:56:39 EST**)
Barbara Ann Christie
4560 Capitol Reef Ct
San Jose, CA 95136
Attorney for Personal Representatives:
/s/ Valerie Lang Hall
Valerie Lang Hall, Esq.
Attorney for Personal Representatives
Florida Bar No.: 1042263
Lang Hall Law Offices
3639 Cortez Rd W Ste 106
Bradenton, FL 34210
Telephone: +1 (888) 973-5043
E-Mail: hello@langhall.legal
Jan. 30; Feb. 6, 2026 26-00136M

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF UNCLAIMED FUNDS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA\
PROBATE DIVISION
CASE NO. 2022CP000345AX
IN RE: THE ESTATE OF: ROAR, NINA ELEANOR DECEASED

PLEASE TAKE NOTICE that on 7/18/2024, there was placed on deposit in this office, funds received from SHAUGHNESSY LAW in the amount of $54,896.00

Said funds, less Clerk's fees and advertising fees, if any, are assets due to the beneficiary(s) NATHAN T BRENNER who IS unable to be located.

Unless said funds are claimed on or before six months from the date of the first publication of this notice, said funds will be forwarded to the State of Florida, pursuant to Florida Statutes 733.816.

IN WITNESS WHEREOF I have set my hand and official seal at Bradenton, Florida on January 22, 2026.

Angelina "Angel" Colonneso,
Clerk of the Circuit Court
& Comptroller of the
Circuit Court & Comptroller
By: Connie Lucas
Deputy Clerk

Jan. 30; Feb. 27, 2026 25-00134M

FIRST INSERTION

NOTICE OF UNCLAIMED FUNDS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA\
PROBATE DIVISION
CASE NO. 2020CP003060AX
IN RE: BAUMKIRCHNER, JAMES vs HAENDEL, NANCY C DECEASED

PLEASE TAKE NOTICE that on 07/25/2024, there was placed on deposit in this office, funds received from JAMES BAUMKIRCHNER in the amount of $16,380.61

Said funds, less Clerk's fees and advertising fees, if any, are assets due to the beneficiary(s), RAYMOND HAENDEL who IS unable to be located.

Unless said funds are claimed on or before six months from the date of the first publication of this notice, said funds will be forwarded to the State of Florida, pursuant to Florida Statutes 733.816.

IN WITNESS WHEREOF I have set my hand and official seal at Bradenton, Florida on January 22, 2026.

Angelina "Angel" Colonneso,
Clerk of the Circuit Court
& Comptroller of the
Circuit Court & Comptroller
By: Yelitza Ramirez
Deputy Clerk

Jan. 30; Feb. 27, 2026 25-00132M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 412025002545
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
LORENA VEGA, et al.,
Defendants.

TO:
LORENA VEGA
513 25TH AVE W, BRADENTON, FL 34205
UNKNOWN SPOUSE OF LORENA VEGA
513 25TH AVE W, BRADENTON, FL 34205

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

LOT 33, WELLESLEY ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 104 1/2, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this 23RD day of January, 2026.

ANGELINA M. COLONNESO
As Clerk of the Court
(SEAL) By Kris Gaffney
As Deputy Clerk

25-04505
Jan. 30; Feb. 6, 2026 26-00143M

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. 2022-DP-644Div.J
IN THE INTEREST OF:
J.A.A. DOB: 4/16/2025,
MINOR CHILD

TO: Nathan Adams, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: J.A.A. born on 4/16/2025. You are hereby commanded to appear on March 10, 2026, at 4:30 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 15 day of JANUARY, 2026.

Angelina Colonneso, Clerk of Court
By: (SEAL) C. Hoatland
As Deputy Clerk

Jan. 30; Feb. 6, 13, 20, 2026
26-00159M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL ACTION
Case No.: 2024 CA 001563
WESTBAY POINT AND MOORINGS II ASSOCIATION, INC.
Plaintiff, v.
MARY MARGARET BYRNE, as Trustee, under the terms and provisions of a certain Trust Agreement dated the 11th day of February, 1977 and designated as The Mary Margaret Byrne, as Trustee; UNKNOWN SPOUSE OF MARY MARGARET BYRNE, as Trustee; TENANT #1, the name being fictitious to account for unknown parties in possession, and TENANT #2, the name being fictitious to account for Unknown parties in possession,
Defendant.

Notice is hereby given that pursuant to the Final Judgment of Assessment Foreclosure dated December 15, 2025, I will sell to the highest and best bidder for cash at foreclosure sale conducted via Internet at www.manatee.realforeclosure.com at 11:00 a.m. on March 4, 2026, the following described property:

Unit 112, Building 11, Westbay Point & Moorings II, a condominium according to the Declaration of Condominium recorded in Official Records Book 884, Page 804 and re-recorded in Official REcords [sic] Book 886, Page 146, and amendments thereto, and as per Plat thereof recorded in Condominium Book 8, Pages 24 through 26, as amended, including but not limited to amendment in Condominium Book 9, Pages 99 through 101, of the Public Records of Manatee County, Florida.

Property Address: 6500 Flotilla Drive, Unit 112, Holmes Beach, FL 34217

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 on January 27, 2026.

By: /s/ Nicole M. Price
Nicole M. Price, Esq.
Florida Bar 1008117
Icard Merrill
2033 Main Street, Suite 600
Sarasota, FL 34237
Phone: 941.366.8100

Jan. 30; Feb. 6, 2026 26-00163M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 2025 CA 002894 AX
Agency Case No.: 2025-022354
IN RE: FORFEITURE OF: 2024 WHITE CHEVROLET, VIN# KL77LJE27RC005825 AND NINE THOUSAND FIVE HUNDRED NINETY-FIVE DOLLARS ($9,595.00) IN U.S. CURRENCY

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

YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Petitioner, Manatee County Sheriff's Office, on the following property in Manatee County, Florida: 2024 WHITE CHEVROLET, VIN# KL77LJE27RC005825 AND NINE THOUSAND FIVE HUNDRED NINETY-FIVE DOLLARS ($9,595.00) 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 Sheriff's Office, at the address of 600 Hwy. 301 Blvd. W., Ste. 202, Bradenton, FL 34205 within 20 days after last publication of this Notice and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

If you cannot afford an attorney, call the Bar Association Legal Aid Society at (941) 366-0038, or Gulf Coast Legal Services at (941) 746-6151. An individual not eligible for free legal assistance may obtain a referral to an attorney by calling the Florida Bar Referral Service at (800) 342-8011.

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

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

DATED: 1/22/2026

ANGELINA COLONNESO,
CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA
1115 Manatee Avenue West
Bradenton, FL 34205
BY: /s/ Kris Gaffney
Deputy Clerk

Jan. 30; Feb. 6, 2026 26-00125M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Case No. 2025-CA-2468
KITNA AUSTIN,
Plaintiff, v.
MARY KAY DISBENNETT, TERESA SKAGGS, and FLORIDA DEPARTMENT OF HIGHWAY SAFETY & MOTOR VEHICLES,
Defendants.

TO: MARY KAY DISBENNETT and TERESA SKAGGS:

Mobile home located at 8 - 28th Street East, Bradenton, Florida 34208, more particularly described as a 46-foot, 1964 mobile home bearing Identification No. 121341, and Title No. 1617394.

YOU ARE NOTIFIED that a Complaint for Declaratory Judgment regarding the above described mobile home has been filed against you. 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 3/6/2026, 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 for Declaratory Judgment.

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

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

Dated 1/23, 2026.

CLERK OF THE CIRCUIT COURT
Angelina "Angel" Colonnesso
As Clerk of the Court
1115 Manatee Avenue West
Bradenton, FL 34205
By: (SEAL) Kris Gaffney
As Deputy Clerk

Jan. 30; Feb. 6, 2026
26-00144M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 412025CA001855CAAXMA
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CWALT INC. ALTERNATIVE LOAN TRUST 2005-59, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-59;
Plaintiff, VS.
CHARD WINHEIM A/K/A CHARD T. WINHEIM; ET AL
Defendant(s).

To the following Defendant(s):
CHARD WINHEIM A/K/A CHARD T. WINHEIM
Last Known Address
206 PEACOCK LN W
HOLMES BEACH, FL 34217
UNKNOWN SPOUSE OF CHARD WINHEIM A/K/A CHARD T. WINHEIM
Last Known Address
206 PEACOCK LN W
HOLMES BEACH, FL 34217

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

THE WEST 43.58 FEET OF LOT 3, REPLAT OF AUFRA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 74, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. ALSO: THE EAST 42.42 FEET OF LOT 3, REPLAT OF AUFRA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 74, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. ALSO KNOWN AS: LOT 3, REPLAT OF AUFRA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 74, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

a/k/a 206 PEACOCK LN W, HOLMES BEACH, FL 34217

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within 30 days after the first publication of this Notice in the BUSINESS OBSERVER (GULF COAST), 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 demand 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."

This notice is provided pursuant to Administrative Order No. 2.065.

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

WITNESS my hand and the seal of this Court this 23RD day of January, 2026.

ANGELINA COLONNESO
As Clerk of the Court by:
By: K. Gaffney
As Deputy Clerk

Submitted by:
Marinosci Law Group, P.C.
100 W. Cypress Creek Road, Suite 1045
Fort Lauderdale, FL 33309
Telephone: (954) 644-8704
Facsimile: (754) 206-1971

Jan. 30; Feb. 6, 2026 26-00145M

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 412025CA002411
Reliance First Capital, LLC
Plaintiff, vs.
The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Carolann Sheets Richardson a/k/a Carolann S. Richardson a/k/a Carolann Richardson, Deceased; et al
Defendants.

TO: Natalie Carol Porter a/k/a Natalie C. Porter as Co-Personal Representative of the Estate of Carolann Sheets Richardson a/k/a Carolann S. Richardson a/k/a Carolann Richardson, Deceased, Ethan James Porter a/k/a Ethan J. Porter as Co-Personal Representative of the Estate of Carolann Sheets Richardson a/k/a Carolann S. Richardson a/k/a Carolann Richardson, Deceased, Ethan James Porter a/k/a Ethan J. Porter and Natalie Carol Porter a/k/a Natalie C. Porter
Last Known Address: 6615 Oakbrooke Cir., Bradenton, FL 34202

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

LOT 33, TREETOPS AT NORTH FORTY-PLACID, A LAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 1347, PAGES 2279 THROUGH 2341 INCLUSIVE, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 26, PAGES 75 THROUGH 77, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before , and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

DATED on 1/22/2026.

Angelina Colonneso
As Clerk of the Court
By /s/ Kris Gaffney
As Deputy Clerk

File # 25-F02585
Jan. 30; Feb. 6, 2026 26-00142M

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ESTATE ---

SECOND INSERTION

PUBLIC NOTICE

Women's Care™ Effective January 31st, 2026, M. Joel Hallam, DO, FACOOG will no longer be practicing with Women's Care at 5985 Silver Falls Run, Ste 100 Bradenton, FL, 34211 For questions or copies of medical records call: Phone: 941-202-2055 Fax: 877-550-1635

Jan. 23, 30; Feb. 6, 13, 2026 26-00100M

THIRD 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
Case No. 412025-CP-002822
Division: Probate
IN RE: ESTATE OF IRA NEIL RUBIN Deceased.

The administration of the Estate of IRA NEIL RUBIN deceased, whose date of death was February 20, 2022, and whose last four digits of his social security number is 6084, 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 persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is January 23, 2026.

Personal Representative:
CHERYL L. RUBIN, Petitioner
28154 Gopher Hill Road
Myakka City, FL 34211
Attorney for Personal Representative:
WIDERMAN MALEK, PL
506 Celebration Avenue
Celebration, FL 34747
Tel: (407) 566-0001
Charles P. Castellon, Esquire
Florida Bar No. 0574287
Primary email:
ccastellon@uslegalteam.com
Secondary email:
RBaez@uslegalteam.com
Counsel for Petitioner

January 23, 30, 2026 26-00109M

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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 24-CA-1273
CITY OF BRADENTON,
Plaintiff, v.
NEAL WILLIAMS, II,
Defendant(s),

NOTICE IS HEREBY GIVEN that pursuant to the Order on Motion to reset sale dated January 5, 2026 and entered in Case No. 24-CA-1273 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida where City of Bradenton, is the Plaintiff and Neal Williams, II is/are the Defendant(s). Angelina Colonneso will sell to the highest bidder for cash at www.manatee.realforeclose.com at 11:00 a.m. on March 11, 2026 the following described properties set forth in said Final Judgment to wit:

Lot 11, Block C, BRADEN RIVER LAKES PHASE I, according to plat thereof as recorded in Plat Book 25, Page 42, of the Public Records of Manatee County, Florida.
Property No.: 1127227252
Address: 4456 6TH Ave E, Bradenton, FL 34208

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure 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 in Manatee County, Florida, on January 16, 2026.
Weidner Law, P.A.
Counsel for the Plaintiff
856 2nd Avenue N.
St. Petersburg, FL 33701
Telephone: (727) 954-8752
Designated Email for Service:
Service@MattWeidnerLaw.com
By: s/ Matthew D. Weidner
Matthew D. Weidner, Esq.
Florida Bar No. 185957
January 23, 30, 2026 26-00108M

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 25-CA-1207
CITY OF BRADENTON,
Plaintiff, v.
VERAVANA, LLC, A VIRGINIA LIMITED LIABILITY COMPANY,
Defendant(s),

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated and entered in Case No. 25-CA-1207 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida where City of Bradenton, is the Plaintiff and Veravana, LLC, a Virginia limited liability company is/are the Defendant(s). Angelina Colonneso will sell to the highest bidder for cash at www.manatee.realforeclose.com at 11:00 a.m. on February 18, 2026 for the following described properties set forth in said Final Judgment to wit:

Lot 100 and the East 1/2 of Lot 99, MANATEE GARDENS, THIRD SECTION, according the plat thereof recorded in Plat Book 3, Page 6, of the Public Records of Manatee County, Florida.
Property No.: 1231110006
Address: 1911 2nd Ave W, Bradenton, FL 34208

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure 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 in Manatee County, Florida, on January 14, 2026.
Weidner Law, P.A.
Counsel for the Plaintiff
856 2nd Avenue N.
St. Petersburg, FL 33701
Telephone: (727) 954-8752
Designated Email for Service:
Service@MattWeidnerLaw.com
By: s/ Matthew D. Weidner
Matthew D. Weidner, Esq.
Florida Bar No. 185957
January 23, 30, 2026 26-00103M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 412025CA000099CAAXMA
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, an agency of the UNITED STATES OF AMERICA,
Plaintiff, v.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEE AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS, DECEASED; et al.,
Defendant.

To the following Defendant(s):
AN'QUANYSHA SCOTT
221 30TH ST E,
PALMETTO, FL 34221
KENDRA SANDERS, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS
302 SW 22ND STREET APT B
MULBERRY, FL 33860
AN'JANAE SCOTT, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS
221 30TH ST E,
PALMETTO, FL 34221
ANTWAN SCOTT, SR., AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS
703 30TH ST. E.
PALMETTO, FL 34221
IZIAH SANDERS, JR., AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS
325 SCATAWAY RD
HIAWASSEE, GA 30546
A.S., JR., A MINOR CHILD UNDER THE CARE OF HIS NATURAL AND LEGAL GAURDIAN, ANTWAN SCOTT, SR., AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS
703 30TH ST. E.
PALMETTO, FL 34221
T.K.S, A MINOR CHILD UNDER THE CARE OF HER NATURAL AND LEGAL GUARDIAN ANTWAN SCOTT, SR., AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS
703 30TH ST. E.
PALMETTO, FL 34221

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

LOTS 8 AND 9, BLOCK 3, LINCOLN MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 100, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
a/k/a 221 30th St E, Palmetto, FL 34221

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

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

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

WITNESS my hand and the seal of this Court this 20th day of January, 2025.

ANGELINA COLONNESO
Clerk of the Court
By /s/ Kris Gaffney
As Deputy Clerk
January 23, 30, 2026 26-00117M

SECOND INSERTION

NOTICE OF ACTION FOR PUBLICATION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 2025 DR 2655
Division: 4
IN RE THE MARRIAGE OF:
BRANDEN CHASE PIGFORD,
Petitioner, and
FIFI GERMEIL,
Respondent

To: YOU ARE NOTIFIED that an action for Dissolution of Marriage, including claims for dissolution of marriage, payment of debts, division of real and personal property, and for payments of support, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on William Galarza, Esq., Petitioner's attorney, whose address is 6151 Lake Osprey Drive, Suite 300, Sarasota, FL 34240, on or before 2/25/2026, and file the original with the clerk of this court at Manatee County Courthouse, 1115 Manatee Ave W, Bradenton 34205, , either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

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

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

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

DATED this 14th day of January, 2026

Angelina Colonneso
Manatee County Clerk
of The Circuit Court
CLERK OF THE CIRCUIT COURT
By: /s/ C. Schmidt
Deputy Clerk
Jan. 23, 30; Feb. 6, 13, 2026
26-00104M

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2025-CC-001659
OAKLEAF HAMMOCK HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.
MEREDITH LEE BROWN, and UNKNOWN TENANT(S),
Defendants.

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Thirteenth Judicial Circuit in and for Manatee County, Florida, Case No. 2025-CC-001659 the Clerk of the Court, Manatee County, shall sell the property situated in said county, described as:

Lot 21, of OAKLEAF HAMMOCK, PHASE I, according to the Plat thereof, as recorded in Plat Book 47, Page 164, a replat of Plat Book 46, Pages 131 through 136, of the Public Records of Manatee County, Florida.
PARCEL ID NO.: 742502059 ("Property")
Property Address: 6919 40th Court East, Ellenton, Florida 34222-7274

at public sale, to the highest and best bidder for cash at 11:00 a.m. on February 17, 2026. The sale shall be conducted online at http://www.manatee.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, 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 15th day of January 2026.
RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Facsimile: (727)723-1131
For Electronic Service:
Pleadings@rpglaw.com
Counsel for Plaintiff
By: /s/ Nicholaos T. Pizanias
Monique E. Parker,
Florida Bar No. 0669210
Bennett L. Rabin,
Florida Bar No. 0394580
Adam C. Gurley,
Florida Bar No. 0112519
Nicholaos T. Pizanias,
Florida Bar No. 118857
10368-026
January 23, 30, 2026 26-00107M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 412025CA002028CAAXMA
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE ON BEHALF OF BREAN ASSET BACKED SECURITIES TRUST 2023-RM6,
Plaintiff, vs.
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PAUL WIERTS, DECEASED; HAZEL WIERTS WYATT; TAMMIE SMALLWOOD; GERRIE HANEY; WILLIAM WIERTS, JR.; CHRISTOPHER WIERTS; HEATHER WIERTS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

To the following Defendant(s):
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PAUL WIERTS, DECEASED
(LAST KNOWN ADDRESS)
5528 20TH STREET W.
BRADENTON, FLORIDA 34207
HEATHER WIERTS
(LAST KNOWN ADDRESS)
5528 20TH STREET W.
BRADENTON, FLORIDA 34207

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

LOT 7, VARNS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 34, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
a/k/a 5528 20TH STREET W., BRADENTON, FLORIDA 34207

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this 20th day of Jan, 2026.

ANGELINA (ANGEL) COLONNESO
As Clerk of the Court
By /s/ Kris Gaffney
As Deputy Clerk
January 23, 30, 2026 26-00118M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA.
CASE NO. 412025CA002591CAAXMA
PHH MORTGAGE CORPORATION, PLAINTIFF, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CLETUS WAYNE CONSTANT A/K/A WAYNE CONSTANT, ET AL. DEFENDANT(S).

To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF CLETUS WAYNE CONSTANT A/K/A CLETUS CONSTANT A/K/A WAYNE CONSTANT (DECEASED)
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 2011 32nd Ave E, Bradenton, FL 34208

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

LOT 60, PINECREST. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 55 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for two 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, 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.

Date: 1/16/2026
Angelina Colonneso
Clerk of the Circuit Court
By: /s/ K. Gaffney
Deputy Clerk of the Court
25-002507
January 23, 30, 2026 26-00111M

FOURTH INSERTION

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY
CASE NO. 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 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 6 day of January, 2026.

Angelina Colonneso, Clerk of Court
By: (SEAL) C. Gaskin
As Deputy Clerk
Jan. 9, 16, 23, 30, 2026 26-00065M

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Bidding: All bidding will take place online at StorageTreasures.com on **February 12th, 2026,** at 10:00 AM EST. Property will be sold to the highest bidder.

7001 - 8400 Cortez Rd, Bradenton, FL 34210 - 941-491-0148; Jessica Morales: Microwave, weights, kitchen utensils, trash can; **Neil Phillips:** Golf Clubs, turntable box, dining set, apple pc, mirrors, totes, boxes; **Mathew Holmes:** Drums, hats, guitar. Records, trains; **Charles Burns:** mini fridge, totes, boxes, DVDs, radio, ***VEHICLE IN UNIT NOT FOR SALE**

7007 - 4305 32nd St., Bradenton, FL 34205 - 941-491-0109; Tammy Irwin: Boxes, totes, keyed file cabinet, dryer, floor fan, arcade game, weedwhacker, luggage, area rug, toaster oven, wooden chairs, clothing, patio umbrella; **Alex Pierre:** Kids bikes, mattress, cloth wagon, bags, totes, cooler, luggage, kids' toy, baskets, boxes; **Bobby Dawes, Jr:** Clothing, bags, picture.

7008 - 3760 Cortez Rd W, Bradenton, FL 34210 - 941-491-0083; Foster Smith: Misc Items; **Richard Kerlin:** household furniture, boxes, totes, misc. items; Lynnda Fleischman: sofa, folding table.

7013 - 14710 SR 64 East, Bradenton, FL 34212 - 941-390-7055; Jaime Alverado: Plastic bins, cooler, football, jack, jump box, halogen light

7020 - 4660 53rd Ave East, Bradenton, FL 34203 - 941-307-7616; Marie Boone: Bedroom set, Electric mixer, Artwork, Area rugs, Boxes, Totes, Household furniture, Misc items; **Conner Schuett:** Entertainment center, Old trunk, Old Paintings, Glass viewing cabinets, Asian art work, Crystal Vase, Picnic Basket, Asian themed corner table, Old hat box, Misc items; **Ivan Kalev:** Mazda Front end clip, Car hood, Misc Headlights & Taillights, Tires, Radiator, Rims, Bench vise, Laptop Computers, Folding table, 5 sets of shelving.

8028 - 6403 E State Rd 64, Bradenton, FL 34208 - 941-941-451-5939; Gary Honor: Full/queen bed set, tools, lamps, bar stools, dining table, suitcase, carpet, home decor, dresser, bags; **Heather Boyd:** Full oxygen machine, work bench, totes, newer dolly, antique cabinet, moving boxes, clothes, orthopedic bed set memory foam mattress, suitcase, night stand; **Ryan Stepanek:** Wood, moldings, newer back pack blower, pressure washer, shop vac, building materials, dry wall mud, caulk, hand sprayer, paint supplies.

7103 - 10415 Portal Crossing, Bradenton, FL 34211 - 941-491-0117; Janita Eason: Mattress, mirror, clothes, shoes, suitcase, sofa, bar stool, bed frame, pillows, Christmas decorations, rug, overnight bag, outside umbrella, TV.

7106 - 1102 53rd Ave W, Bradenton, FL 34207 - 941-334-2980; Lisa Ortega: Arcade Machines, Metal shelf, Folding table, Shop Vac, Plastic bin, Microwave, Hand Truck, Rachet straps, Boxes, Totes; **Whitney Piazza:** Washing machine, Mini Fridge, Sofa, TV Stand, Apple computer, Wall art, Baskets, Boxes, Luggage, 2 drawer stand, Blankets, Pillows, Stuffed animals; **Cedric Stephens:** Art Supplies, Tables, Chairs, Cabinets, Buckets, Computer Monitor, Aquarium, Totes, Dresser, Folding table, Microwave, Boxes, Bench, Lamps; **Lisa Ortega:** Armoire, 2 small trunks, 2 dressers, 4 tables, 2 chairs, Nightstands, Desk, Boxes, Totes; **Lavila Marc:** Stage floor sections, 2 Sofas, Chair; **Cole Grubis:** Arcade Machines.

January 23, 30, 2026 26-00121M

--- PUBLIC SALES / ESTATE ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of GERALDINE DUNHAM and CLIFFORD A. DUNHAM SR., will, on February 4, 2026, at 10:00 a.m., at 105 Ficus Ct., Lot #123, Parrish, Manatee County, Florida 34219; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1995 CHAN MOBILE HOME, VIN: JACFL16276A, TITLE NO.: 0068973275, and VIN: JACFL16276B, TITLE NO.: 0068973276

and all other personal property located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#11096-2017)
January 23, 30, 2026 26-00116M

THIRD 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 Joes 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 Joes 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

THIRD 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, 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 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

FOURTH 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, *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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-128
Tax Deed #:2025TD000227

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: 2023-128 Year of Issuance 2023 Description of Property COM AT THE NE COR OF SEC 8; TH S 00 DEG 17 MIN 51 SEC W 219.72 FT; TH S 86 DEG 33 MIN 41 SEC W 1957.17 FT FOR A POB; TH S 00 DEG 13 MIN 58 SEC W 2145.83 FT TO THE NLY MAINTAINED R/W OF CLAY GULLY RD; TH S 86 DEG 32 MIN 44 SEC W ALG SD NLY MAINTAINED R/W 203.42 FT; TH LEAVING SD R/W RUN N 00 DEG 13 MIN 58 SEC E 2145.89 FT; TH N 86 DEG 33 MIN 41 SEC E 203.42 FT TO THE POB (2539/1253) LESS MIN RTS AS DESC IN OR 1436/1259 PI#1100.0020/5 Parcel ID Number 110000205 Property Address: 40475 CLAY GULLY RD MYAKKA CITY, FL 34251 Names in which assessed: MEGAN REGISTER, RICHARD ZIMMERMAN 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 02/16/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.
Jan. 16, 23, 30; Feb. 6, 2026 26-00073M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP2085
IN RE: ESTATE OF MARGARET ELIZABETH PAPSCH
Deceased

The administration of the Estate of MARGARET ELIZABETH PAPSCH, deceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, 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, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: January 23, 2026.

Personal Representative:
EIRINN CAMPHIRE
1421 70th St Ct E
Bradenton, FL 34208
Attorney for Personal Representative:
JAMES WM. KNOWLES
Florida Bar No. 0296260
2812 Manatee Ave W
Bradenton, FL 34205
941-746-4454
January 23, 30, 2026 26-00106M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002533
IN RE: ESTATE OF: JEROME S. GARBACK, SR.
Deceased.

The administration of the estate of JEROME S. GARBACK, SR., 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, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

A personal representative or curator has no duty to discovery 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 section 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

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 23, 2026.

JEROME S. GARBACK, JR.,
Personal Representative
5516 40th Avenue East
Bradenton, Florida 34208
Thomas A. Moseley
Attorney for Personal Representative
Email:
tom@bradentonattorneyatlaw.com
Florida Bar No. 0333689
Thomas A. Moseley, Chartered
1724 Manatee Avenue West
Bradenton, Florida 34205
Telephone: 941-747-8185
January 23, 30, 2026 26-00124M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 2026 CP 00006
IN RE: ESTATE OF DENNIS NEAL LEAVITT,
Deceased.

The administration of The Estate of Dennis Neal Leavitt, deceased whose date of death was 10/31/25, 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 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 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 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 23, 2026.

Personal Representative
Susan Leavitt
1635 Norwood Ave
Benton Harbor, MI 49022
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 23, 30, 2026 26-00110M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 0042
Division Probate
IN RE: ESTATE OF MARY S. TEATES Deceased.

The administration of the estate of MARY S. TEATES, deceased, whose date of death was November 29, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 23, 2026.

Personal Representative:
ROBERT N. TEATES, JR.
4407 100th Ave. E.
Parrish, FL 34219
Attorney for Personal Representative:
Rodney D. Gerling, Esq.
Florida Bar No. 0554340
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East,
Bradenton, FL 34203
Telephone: (941) 756-6600
Email:
rgerling@gerlinglawgroup.com
January 23, 30, 2026 26-00105M

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 02/12/26 at 2:30 pm Contents include personal property along with the described belongings to those individuals listed below.

Unit B1032	stevens, Roberto	Appliances, furniture
Unit D7054	Sharpe Jr, Gardner	Furniture
Unit C5130	Quirk, Corey	Furniture, boxes, bags, outdoors
Unit C4135	Mahle, Julie	Toys, bags, totes
Unit B3051	Pena, Giosvany	Furniture, appliances, boxes, bags

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

Please contact the property with any questions. (941)263-7814
January 23, 30, 2026 26-00102M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 2025CP-002877
IN RE: ESTATE OF JEFFREY JAY ELKINS A/K/A JEFFREY ELKINS,
DECEASED.

The administration of the estate of JEFFREY JAY ELKINS A/K/A JEFFREY ELKINS, deceased, whose date of death was May 29, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been 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 30 DAYS AFTER THE TME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of the first publication of this Notice is January 23, 2026.

Signed on this 3rd day of December, 2025.

Personal Representative:
CHRISTINA ANN ELKINS
A/K/A CHRISTINA A. ELKINS
A/K/A CHRISTINA ELKINS
A/K/A CHRISTINA ANN THOMAS
14350 Manatee Road
Parrish, FL 34219
Attorney for
Personal Representative:
JAMES D. JACKMAN, ESQUIRE
Florida Bar No. 521663
JAMES D. JACKMAN, P.A.
5008 Manatee Avenue West, Suite A
Bradenton, Florida 34209
Telephone: (941) 747-9191
Facsimile: (941) 747-1221
Email: jackmanpleadings@gmail.com
January 23, 30, 2026 26-00112M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-2761
IN RE: ESTATE OF MARALEA A. MCGUIRE,
also known as
MARALEA ARNETTE MCGUIRE,
Deceased.

The administration of the estate of MARALEA A. MCGUIRE, also known as MARALEA ARNETTE MCGUIRE deceased, whose date of death was December 20, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Ave. W., Bradenton, FL 34205 and the mailing address of which is 1115 Manatee Ave. W., Bradenton, FL 34205.

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

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

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

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

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

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

The date of first publication of this notice is: January 23, 2026.

Jeffrey S. Goethe
Personal Representative
Jeffrey S. Goethe
Attorney for
Personal Representative
Florida Bar No. 0861420
BARNES WALKER, GOETHE, PERRON, SHEA & JOHNSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: jgoethe@barneswalker.com
January 23, 30, 2026 26-00113M