

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD MEETING

Notice is hereby given that the Board of Supervisors (the "Board") of the Willow Walk Community Development District (the "District") will conduct a special Board meeting on **February 17, 2026, at 4:00 p.m. at the Parrish United Methodist Church, 12180 US 301 N, Parrish FL 34219 Room 123.** The purpose of the meeting is to discuss any business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o Rizzetta & Company, Inc., 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578 ("District Manager's Office").

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

At the meeting, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Stephanie DeLuna
District Manager
February 6, 2026 26-00167M

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 1.77 acres known as Legends Bay Lots 1-6. The project is located in Manatee County, Section(s) S20, Township 35 South, Range 17 East. The permit applicant is Legends Bay Real Estate, LLC whose address is 1651 Whitfield Ave, Sarasota FL 34243. The Permit No. is 43030714.008.

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, Tampa Service Office, 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 within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

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

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.
February 6, 2026 26-00202M

FIRST INSERTION

Parrish Plantation Community Development District
Notice of meeting and public hearing on proposed recreational facilities policies and facilities rules and regulations

The Parrish Plantation Community Development District (the "District") hereby gives public notice of a meeting of its Board of Supervisors (the "Board") and a public hearing, to review, adopt, and amend recreational facilities policies, rental rates, rental deposits, and non-resident user fees (the "Recreational Facility Policy") on February 19, 2026, at 3:00 p.m. at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219.

The Board deems it necessary to hold the above-referenced meeting and public hearing to review the Recreational Facility Policy and to receive input on such items, providing for efficient and effective District operations, and ensuring the costs of permitting rentals and use of the District's recreational facilities are borne in a fair manner for all user types, and to conduct all necessary business properly coming before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued without additional notice to a date, time, and place to be specified on the record at the meeting. The District fully encourages public participation at public hearing. The public may attend the public hearing at the Harrison Ranch Clubhouse or by conference line. Please check the District's website at <http://parrishplantationcdd.com/> prior to the public hearing/meeting date for the call-in number in order to attend via the conference line. At the conclusion of the hearing, the Board shall adopt the amended policies and rate and fee schedules as finally approved by the Board. The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically; and provide legal authority for establishment or amendment of such policies and rate and fee schedules.

To best facilitate public comments, participants are encouraged to submit questions or comments to the District Manager in advance of the meeting by email. Copies of the agenda and the proposed Recreational Facility Policy will be available by emailing the District Manager at jayna.cooper@inframark.com. The District Manager's office can be reached telephonically at (813) 873-7300.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Manager.

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

Jayna Cooper
District Manager
February 6, 2026 26-00168M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 02/20/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1981 TREE mobile home bearing vehicle identification number VM1022128 and all personal items located inside the mobile home. Last Tenant: Larry Lee Webb Jr. Sale to be held at: Two Rivers MHP, 2800 Manatee Avenue, E., Bradenton, Florida 34208 (941)-896-6000.
February 6, 13, 2026 26-00177M

FIRST INSERTION

NOTICE OF AUDIT REVIEW COMMITTEE MEETING
PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Prosperity Lakes Community Development District will hold their regular meeting on February 26, 2026 at 11:00 a.m. at the offices of Harrison Ranch Clubhouse located at 5755 Harrison Ranch Blvd. Parrish FL 34219. **There will be an Audit Committee meeting before the Board of Supervisors' regular 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 provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone.

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) 933-5571, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770, who can aid you in contacting the District Office.

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

Scott Bزندine
District Manager
February 6, 2026 26-00175M

FIRST INSERTION

Notice of Meeting of the Audit Committee
of the Parrish North Community Development District

The Audit Committee for the Parrish North Community Development District ("District") will hold a special meeting on the 19th day of February, 2026, at 3:00 p.m. at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Blvd, Parrish, Florida 34219. The purpose of the meeting is to review, rank, and provide a recommendation to the Board of Supervisors of the District with respect to proposals for auditing services received pursuant to the District's Request for Proposals for Annual Audit Services.

The meeting is open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agenda for the meeting will be available at the offices of Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, or by email: Jayna.Cooper@Inframark.com. 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 one or more committee members will participate virtually. At the above location will be present a speaker so that any committee member or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by audio/visual technology.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meeting is asked to advise the District Manager Jayna Cooper with Inframark, via phone at 813.608.8242 or via email at Jayna.Cooper@Inframark.com, at least 48 hours before the meeting. 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 Manager's office.

Any person who decides to appeal any action or decision taken by the committee with respect to any matter considered at the meeting is advised that they will need a record of the proceedings and that accordingly, they 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.

Jayna Cooper
District Manager
February 6, 2026 26-00187M

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 Fresh Boba located at 4838 Cortez Rd. W in the City of Bradenton, Manatee, FL 34210 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 30th day of January, 2026
Aaron Jaeger
February 6, 2026 26-00186M

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 Anchor Tax located at 7710 Lake Vista Ct, , Unit 406 in the City of Lakewood Ranch, Manatee, FL 34202-2121 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 28th day of January, 2026
Tammy S Thompson
February 6, 2026 26-00176M

FIRST INSERTION

TRAILER ESTATES PARK AND RECREATION DISTRICT
NOTICE OF REFERENDUM FOR AMENDMENT TO DISTRICT DEED
RESTRICTIONS TO ADD A DEFINITION FOR "UNSIGHTLY"

NOTICE IS HEREBY GIVEN that a referendum election for Trailer Estates Park and Recreation District ("District") to amend its deed restrictions will be held on the **10th day of March, 2026**. Polls will be open from 12 Noon to 8:00 PM. The District's Referendum Election is held for the purpose of determining the following question:

**Amendment to Trailer Estates Park and Recreation District Deed
Restrictions to add a Definition for "Unsightly."**

Shall District deed restrictions be amended to add the District's definition of "Unsightly" as the minimum care standard to maintain properties within the District.

YES-Approve _____
NO- Reject _____

All Trailer Estates Park and Recreation District registered voters should ensure that their correct address is on file in the Manatee County Supervisor of Elections Office. In accordance with Florida Statutes 101.6103 vote by mail **ballots cannot be forwarded by the US Postal Service.**

Trailer Estates Park and Recreation District
Pursuant to F.S. 100.342
February 6, 20, 2026 26-00171M

FIRST INSERTION

NOTICE OF BOARD MEETING
HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Harrison Ranch Community Development District ("District") will hold a Regular meeting of the Board on **March 4, 2026, at 6:30P.M.** in person at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219. The purpose of the meeting is to consider any other business which may properly come before the District.

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

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 2700 S. Falkenburg Rd, Suite 2745, Riverview, Florida 33578, (813)533-2950, during normal business hours.

There may be occasions when one or more Supervisors will participate by telephone.

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

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

Matt O'Nolan, District Manager
Harrison Ranch Community Development District
February 6, 2026 26-00205M

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on February 23, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 22125, 2100 US Highway 301 N, Palmetto, FL 34221, (941) 212-4690
Time: 09:40 AM
Sale to be held at www.storagetreasures.com.

0006 - Wagner, Paul Jon; 0036 - Mihm, William A; 0083 - Costello, Kellie; 0125 - Williams, Faye; 0126 - Scott, Brea; 0139 - Cheaves, Breon; 0161 - Rico, Paul; 0171 - Hendriex, Andre; 0193 - Bateman, Tracy; 0534 - Mcdougal, Evan; 0541 - Gonzalez, Tabaly; 1092 - Randall, Lakenyah; 1146 - SIMPSON-EDWARDS, DIEDREA; 2029 - muniz, Michael Lopez; 2152 - EDWARDS, DONNA ELIZABETH; 2170 - Washington, Raiza; 2201 - Allen, Dakota Parker; 2242 - Mcclellan, Mike; 2246 - Mays-Wynn, Tiki; 3031 - Maseda, Robert; 3125 - Omotowa, Ibukun; 3231 - Santibanez, Virginia; 4001 - Jones, Jeremy; 4023 - KINSER, JONAS; 4041 - Zepeda, Miroslava; 4050 - Romain, Surtha; 4051 - Belz, Hayden; 4067 - Padro, Carmen; 4075 - Simmons, Stephanie; 4100 - Knight, Adrianna; 4101 - Lyle, Tiana; 4124 - Hendricks, Shanna; 4135 - Booth, Summer; 4167 - Warrick, Brenda; 4168 - Howell, Shayeta N; 4185 - Lyle, Tiana; 4186 - Harris, Gwindolyn; 4209 - Watson, Gary; 4219 - Whitehead, Zeria

PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078
Time: 10:20 AM
Sale to be held at www.storagetreasures.com.

0306 - Trigg, Dallas; 0310 - Hernandez, Gerson; 0326 - Aragon, David; 0339 - Mendes, Antony; 0411 - Caldwell, Dnyah; 0429 - Scott, Edward; 0442 - Duval, Daphne; 0475 - Watkins, Crystal; 0520 - Harrigan, Rodney; 0625 - Kimbler, Tony; 0627 - Aldeya, Evens; 0649 - Hernandez, Iris; 0654 - Turchiarelli, Victor; 0660 - Lawson, James; 0723 - Yarn, Kimberly; 0806 - Haines, Terence; 0825 - Cummings, Johnelle; 0836 - Guertin, Todd; 0849 - Yacin, Charlene; 2047 - Blaise, Luckenson; 2083 - Jose, Damaris; 2097 - Townsel, Tanisha; 2098 - Berger, Richard; 2116 - Graham, Edith

PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210, (941) 217-7531
Time: 10:30 AM
Sale to be held at www.storagetreasures.com.

A06CC - Tiso, Maria; B42 - HARGROVE, JOHN; C17 - Douglas, Maloni; C26CC - Wise, Taylor; C48 - Silverthorne, Gregory; C49 - Paradise, Pam; D17CC - Stacy, Patric; E12CC - anderson, Isaiah; E35CC - York, Natasha; F02 - Hartman, Roderick; G07CC - Sable, Michael; K11 - Keno, Derrick; L17CC - Pittman, Christina

PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-7473

Time: 11:30 AM
Sale to be held at www.storagetreasures.com.
A008 - Maxwell, Omari; A032 - Arline, Acacia; A067 - Maxwell, Hermeana; A075 - Helmes, Richard; A079 - McFarland, Kelsey; A082 - Newton, Josephine; B020 - Cox, Michael; B038 - Warner, Denise; B042 - Gary, Timothy; C025 - Mccollum, Kerl; C033 - Blakely, Tatyana; C040 - crisp, Renee; C049 - maldonado, daisy; C052 - Lugi, Marc; C083 - Merant, Kernard; C097 - Truwell, Sherry; C115 - Rodriguez, Mario; C117 - Ward, Semaris; D026 - Steele, Steven; D037 - Lowe, Jamesha; D044 - Gatling, Troy; D048 - Scott & Phillips Tax and Accounting LLC Phillips, Ryan; D078 - Rafferdy , Michele; E034 - GARCIA, ANTONIA R; E036 - Love-Davis, Kanecia; F014 - Rivera, Tania; F027 - Duche, Lori; G026 - Sr, Reginald Kit; G028 - Sexton, Catherine; G038 - Rhodes, Jalen; J035 - Murat, Rosette; K016 - Krasniewski, Jessica

PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430
Time: 10:50 AM
Sale to be held at www.storagetreasures.com.
1309 - Illingsworth, Michael; 1416 - Boender, Jennifer; 1452 - Bright, Anne; 1502 - prince, carenthia; 2124 - Fajardo, Jessica; 2150 - elwell, Victor; 2313 - flynn, kelly; 2314 - Anderson, David; 2341 - Daniels, Jelani; 2345 - Power, Krystle; 2510 - peterson, Vanessa; 3201 - love, Jakierra; 3341 - Hall, Reginald; 3359 - Ford, John
PUBLIC STORAGE # 78074, 6015 26th St W, Bradenton, FL 34207, (941) 290-5339

Time: 12:10 PM
Sale to be held at www.storagetreasures.com.
0136 - Brown, Amanda; 0255 - Haifley, Shannon; 0267 - Comeau, Donald; 0299 - Nada, Charmaine; 1043 - Underwood, Amanda; 1056 - McGee, Nicholas; 1139 - Salas, Francisco; 2039 - Corbert, Denesia; 2058 - edwards, Keyondra; 2064 - Carden, Timothy; 2166 - Johnson, Brandi; 3059 - Jackson, Jerrell; 3073 - Brewer, Shedra; 3078 - Bailey, Ashley; 3085 - Guerrero, Martha; 3134 - Reid, Jacob; 3167 - Wamsley, Donald; 3172 - Farina Lopez, Laura; 3211 - duran, Roilen
PUBLIC STORAGE # 78058, 9419 Moccasin Wallow Rd, Parrish, FL 34219, (941) 340-3737

Time: 12:20 PM
Sale to be held at www.storagetreasures.com.
E104 - Rogers, Frank; J127 - Mcpherson, LaFoya; K125 - Gabriel Martin Martin, Gabriel; L115 - Aldana, Carlos A; L156 - casey, james; P011 - Johnson, Janice; P061 - Barzola, Livingston
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
February 6, 13, 2026 26-00170M

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026CP137
IN RE: ESTATE OF
VICTOR HUGO LOPEZ MERIDA
Deceased

The administration of the Estate of VICTOR HUGO LOPEZ MERIDA, 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 de-

mands 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. ALL CLAIMS NOT SO FILED

WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: February 6, 2026

Personal Representative:
JAROL IVAN LOPEZ MERIDA
5808 Campina Pl
Palmetto, FL 34221
Attorney for Personal Representative:
JAMES WM. KNOWLES, ESQ.
Florida Bar No. 0296260
2812 Manatee Ave W
Bradenton, FL 34205
941-746-4454
February 6, 13, 2026 26-00182M

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 Waypoint Artisan Market located at 11010 US Hwy 41 N in the City of Palmetto, Manatee, FL 34221 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of February, 2026
North Swell Properties, LLC
Tamara Harte
February 6, 2026 26-00201M

FIRST INSERTION

NOTICE OF PUBLIC SALE OF
PERSONAL PROPERTY

Notice is hereby given that on February 26, 2026 at 11:00 a.m., ROCKY BLUFF, INC., a Florida corporation d/b/a PALM GROVE MOBILE HOME PARK will sell the following mobile home at public auction, pursuant to F.S. §715.109, double wide mobile home located at 6505 US Highway 301 N, Lot D12, Ellenton, FL bearing VIN Mobile Home (Recreation Vehicle) bearing VIN Number 3757TA and 3757TB, and any personal property located therein, owned by Teresa Thompson. Sale to be held at the property address of 6505 US Highway 301 N, Lot D12, Ellenton, FL 34222 located within the Palm Grove Park Mobile Home Park. NOTE: THIS SALE IS TAKING PLACE ON PRIVATE PROPERTY THEREFORE, THE SHERIFF IS NOT REQUIRED TO CONDUCT SUCH SALE.

Purchase must be made with cash only and paid at the above-referenced location in order to complete the transaction. Any Purchaser will be responsible to apply and be approved as an owner and/or tenant, as well as comply with all Rules, Regulations and the Declaration of Palm Grove Mobile Home Park.
February 6, 13, 2026 26-00174M

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 2788
Division Probate
IN RE: ESTATE OF
DONALD W. SHARP
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 Donald W. Sharp, deceased, File Number 2025 CP 2788; 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 October 9, 2025; that the to-

tal value of the estate is \$61,476.64 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Brian C. Sharp as Trustee of the Donald W. Sharp Trust dated December 23, 2022
4225 North Birchwood Drive
Rhineland, WI 54501
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 February 6, 2026

Person Giving Notice:
Brian C. Sharp
4225 North Birchwood Drive
Rhineland, WI 54501
Attorney for Person Giving Notice:
Rodney D. Gerling, Esq.
Florida Bar No. 0554340
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East
Bradenton, Florida 34203
Telephone: (941) 756-6600
Email:
rgerling@gerlinglawgroup.com
February 6, 13, 2026 26-00179M

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Homes Services by Chris located at 400 N Tampa St Ste 1550 #390209, in the County of Manatee, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 02nd day of February, 2026.
MAKARIOS LEGACIES LLC
February 6, 2026 26-00199M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
File No.: 2026-CP-000 183
IN RE: ESTATE OF
BRENDA J. ALMEDA,
Deceased.

The administration of the estate of BRENDA J. ALMEDA, deceased, File Number 2026-CP-000183, is pending in the Clerk of Court, Manatee County Courthouse, P.O. Box 25400, Bradenton, Florida 34206. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

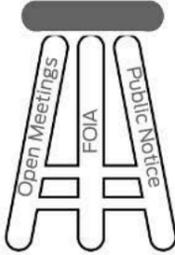
ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice was February 6, 2026.

Signed on 1/28, 2026.
Mary Beth Almeda
Personal Representative
Damian M. Ozark, Esquire
The Ozark Law Firm, P.A.
Florida Bar No. 0582387
1904 Manatee Avenue West, Ste. 300
Bradenton, Florida 34205
Telephone: (941) 750-9760
dmozark@ozarklawfirm.com
February 6, 13, 2026 26-00178M

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about "newspapers vs the internet".

It's newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

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 3C Corp located at 4905 81st Ave Terrace E in the City of Sarasota, Manatee, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of January, 2026
Jon Orlando
February 6, 2026 26-00190M

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 Far Sail Forge located at 12204 Nantahala Run in the City of Parrish, Manatee, FL 34219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of February, 2026
Tristan Matsuda
February 6, 2026 26-00192M

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 SeaState Construction located at 12664 Hysmith Loop in the City of Parrish, Manatee, FL 34219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of January, 2026
SeaState Land Services Company LLC
Najmy Thompson, P.L.
February 6, 2026 26-00185M

FIRST INSERTION

TRAILER ESTATES PARK AND RECREATION DISTRICT
NOTICE OF REFERENDUM FOR AMENDMENT TO DISTRICT
DEED RESTRICTIONS TO ALLOW SPECIFIC PETS
THROUGHOUT THE DISTRICT

NOTICE IS HEREBY GIVEN that a referendum election for Trailer Estates Park and Recreation District ("District") to amend its deed restrictions will be held on the **10th day of March, 2026**. Polls will be open from 12 Noon to 8:00 PM. The District's Referendum Election is held for the purpose of determining the following question:

Amendment to Trailer Estates Park and Recreation District
Deed Restrictions to Allow Pets Throughout District

Shall District deed restrictions be amended to allow Household pets consisting of not more than two dogs, two cats, or two caged birds to live within the District and not in a specific area. Pets must be current with vaccinations.

YES-Approve _____
NO- Reject _____

All Trailer Estates Park and Recreation District registered voters should ensure that their correct address is on file in the Manatee County Supervisor of Elections Office. In accordance with Florida Statutes 101.6103 vote by mail **ballots cannot be forwarded by the US Postal Service.**

Trailer Estates Park and Recreation District
Pursuant to F.S. 100.342
February 6, 20, 2026 26-00173M

FIRST INSERTION

TRAILER ESTATES PARK AND RECREATION DISTRICT
NOTICE OF REFERENDUM FOR AMENDMENT TO DISTRICT DEED
RESTRICTIONS TO ALLOW SPECIFIC SIGNS

NOTICE IS HEREBY GIVEN that a referendum election for Trailer Estates Park and Recreation District ("District") to amend its deed restrictions will be held on the **10th day of March, 2026**. Polls will be open from 12 Noon to 8:00 PM. The District's Referendum Election is held for the purpose of determining the following question:

Amendment to Trailer Estates Park and Recreation
District Deed Restrictions to allow Specific Signs

Shall District deed restrictions be amended to allow a sign no larger than 24" x 18" to be placed on the property for purposes of selling or renting. Political signage is also allowed as specified in the District Rules & Regulations. NO other types of signs are allowed.

YES-Approve _____
NO- Reject _____

All Trailer Estates Park and Recreation District registered voters should ensure that their correct address is on file in the Manatee County Supervisor of Elections Office. In accordance with Florida Statutes 101.6103 vote by mail **ballots cannot be forwarded by the US Postal Service.**

Trailer Estates Park and Recreation District
Pursuant to F.S. 100.342
February 6, 20, 2026 26-00172M

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.



--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Oso Collective located at 4035 Quiet Rain Court, in the County of Manatee, in the City of Palmetto, Florida 34221 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Palmetto, Florida, this 01st day of February, 2026.
OSO ENTERPRISES LLC
February 6, 2026

26-00189M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003004 IN RE: ESTATE OF: GEORGE SCHIMENTI Deceased.

The administration of the Estate of GEORGE SCHIMENTI, deceased, whose date of death was October 14, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the physical address of which is 1115 Manatee Avenue West, Bradenton, FL 34205, and the mailing 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 the decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

and other persons having claims or demands against decedent's estate 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 PERIOD 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 February 6, 2026

Personal Representative: Gennifer Schimenti

7618 Partridge Street Circle
Bradenton, FL 34202

Attorney for Personal Representative: Stephen D. Hayman, Esq.

6605 Gunn Highway
Tampa, FL 33625
FBN: 0113514

Ph: (813) 968-9846
Fax: (813) 963-0864

Primary E-Mail: Stephen@sdhayman.com

Secondary E-Mail: info@sdhayman.com

February 6, 13, 2026 26-00206M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-0166 Division Probate IN RE: ESTATE OF CHRISTOPHER PETER POULIN Deceased.

The administration of the estate of Christopher Peter Poulin, deceased, whose date of death was January 6, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 6, 2026.

Personal Representative: Cory Poulin

64111 Tumalo Rim Drive
Bend, Oregon 97703

Attorney for Personal Representative: Logan Elliott, Attorney

Florida Bar Number: 86459

Elliott Law, P.A.

5105 Manatee Avenue West, Suite 15A
Bradenton, FL 34209

Phone: (941) 792-0173/
Fax: (941) 240-2165

E-Mail: logan@elliottelderlaw.com

February 6, 13, 2026 26-00180M

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-0150 IN RE: ESTATE OF PHILIP J. VERNIERI, also known as PHILIP JOHN VERNIERI, and FELICE JOHN VERNIERI Deceased.

The administration of the estate of PHILIP J. VERNIERI, also known as PHILIP JOHN VERNIERI and FELICE JOHN VERNIERI, deceased, whose date of death was December 9, 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

NOTWITHSTANDING THE TIME 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: February 6, 2026.

Thomas Vernieri Personal Representative

4215 Caddie Drive East, Unit 103
Bradenton, FL 34203

Caroline M. Tschida

Attorney for Personal Representative Florida Bar No. 1064556

BARNES WALKER, GOETHE, PERRON, SHEA & JOHNSON, PLLC

3119 Manatee Avenue West
Bradenton, FL 34205

Telephone: (941) 741-8224

Email: ctschida@barneswalker.com

Secondary Email: mcarmichael@barneswalker.com

February 6, 13, 2026 26-00200M

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 Bradenton Mobile Notary and Apostille Services located at 6901 Poinsetta Avenue in the City of Longboat Key, Manatee, FL 34228 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 19th day of January, 2026

Christopher William Carman

February 6, 2026

26-00211M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP130 IN RE: ESTATE OF BETTY J. WOLFE Deceased.

The administration of the Estate of BETTY J. WOLFE, 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 732.221.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: February 6, 2026

Personal Representative: GAIL L. ROWE

6201 us Hwy 41 N Lot 2161
Palmetto, FL 34221

Attorney for Personal Representative: JAMES WM. KNOWLES

Florida Bar No. 0296260

2812 Manatee Ave W
Bradenton, FL 34205

941-746-4454

February 6, 13, 2026 26-00181M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 2026-CP-000184 IN RE: ESTATE OF ERIKA WILLIAMS, Deceased.

The administration of the estate of Erika Williams, deceased, whose date of death was May 18, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is February 6, 2026

/s/ Hung V. Nguyen HUNG V. NGUYEN Personal Representative

2020 Ponce de Leon Blvd., Suite 1105B
Coral Gables, FL 33134

/s/ Hung V. Nguyen

HUNG V. NGUYEN, ESQUIRE

Florida Bar Number: 597260

THE NGUYEN LAW FIRM

Attorneys for Personal Representative

2020 Ponce de Leon Blvd., Suite 1105B
Coral Gables, FL 33134

Phone: (786) 600-2530

Fax: (844) 838-5197

E-Mail: hung@nguyenlawfirm.net

February 6, 13, 2026 26-00194M

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-0089 IN RE: ESTATE OF MANUEL J. LAMELA, also known as MANUEL JOSEPH LAMELA, Deceased.

The administration of the estate of MANUEL J. LAMELA, also known as MANUEL JOSEPH LAMELA, deceased, whose date of death was December 20, 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

NOTWITHSTANDING THE TIME 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: Feb. 6, 2026.

Jessica A. Lamela Personal Representative

716 53rd Ave. Dr. W.
Bradenton, FL 34207-3337

Andrew L. Clark

Attorney for Personal Representative Florida Bar No. 1033240

BARNES WALKER, GOETHE, PERRON, SHEA & JOHNSON, PLLC

3119 Manatee Avenue West
Bradenton, FL 34205

Telephone: (941) 741-8224

Email: aclark@barneswalker.com

Secondary Email: mcarmichael@barneswalker.com

February 6, 13, 2026 26-00198M

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that SHELLY JEAN SEXTON, OWNER, desiring to engage in business under the fictitious name of LIFESPEAK1010 located at 1454 56TH STREET WEST, BRADENTON, FLORIDA 34209 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

February 6, 2026

26-00169M

FIRST INSERTION

NOTICE TO CREDITORS (Intestate) IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO: 2025CP001232AX PROBATE DIVISION IN RE: THE ESTATE OF: Helen Mack Douglas Deceased.

The administration of the Estate of Helen Mack Douglas, deceased, whose date of death was August 25th, 1994 at Manatee County, Florida and was domiciled in Manatee County, Florida, is pending in the Circuit Court for Manatee County, Florida, Probate Division, as file Number: 2025CP001232AX the address of which is: Manatee County Courthouse, P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative's attorney are set forth below. The Fiduciary lawyer-client privilege in s. 90.5021 FLA. STAT. applies with respect to the personal representative and any attorney employed by the personal representative.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER

OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The Date of first publication of this notice is: February 6, 2026

Personal Representative: Julius Caesar Douglas

6822 - 34th Avenue E
Bradenton, FL 34209

Attorney for Personal Representative: David Paul Montgomery, Esquire

Florida Bar Number: 0230634

6312 - 4th Avenue NW

Bradenton, Florida 34209

Voice: (941) 400-9041

E-Mail: MontgomeryLaw@aol.com

February 6, 13, 2026 26-00193M

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-002999 Division Probate IN RE: ESTATE OF MARTHA ULBRICH ROMASCO a/k/a MARTHA V. ROMASCO a/k/a MARTHA U. ROMASCO 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 MARTHA ULBRICH ROMASCO a/k/a MARTHA V. ROMASCO a/k/a MARTHA U. ROMASCO, deceased, File Number 2025-CP-002999, 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 July 30, 2025; that the total value of the estate is \$26,843.29 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address

MICHELLE OGON, as Successor Trustee of the Martha V. Romasco Trust dated August 23, 2010, as subsequently amended

c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, Florida 34205

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 February 6, 2026

Person Giving Notice: MICHELLE OGOON

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: jmeltsz@blalockwalters.com

Secondary E-Mail: jschembri@blalockwalters.com

Alternate Secondary E-Mail: mchapman@blalockwalters.com

February 6, 13, 2026 26-00207M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 002760 Division Probate IN RE: ESTATE OF VIRGINIA T. PAULSEN De

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 2025 DR 2955 YTANIA ROMERO BENITEZ, Petitioner, and CARLOS MARCIAL TORRES FUENTES, Respondent.

TO: CARLOS MARCIAL TORRES FUENTES

YOU ARE HEREBY NOTIFIED that a Petition for Dissolution of Marriage has been filed against you, and that you are required to serve a copy of your Response or Pleading to the Complaint upon the Petitioner's attorney, Monica Villaverde, 1990 Main Street, Suite 725., Sarasota, Florida, 34236, and file the original Response or Pleading in the office of the Clerk of the Circuit Court, on or before the ___ day of ____, 2026. If you fail to do so, a Default Judgment will be taken against you for the relief demanded in the Petition.

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

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

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

Dated at Manatee County Court-house, Bradenton, Florida, this ___ day of ____, 2026.

CLERK OF THE CIRCUIT COURT BY: DEPUTY CLERK Feb. 6, 13, 20, 27, 2026 26-00204M

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 412025CA000632CAAXMA

PENTAGON FEDERAL CREDIT UNION, Plaintiff, vs. KARA HAWLEY AND RALPH CARMEN DIXON, JR., et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 7, 2026, and entered in 412025CA000632CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein PENTAGON FEDERAL CREDIT UNION is the Plaintiff and KARA HAWLEY; RALPH CARMEN DIXON, JR. are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on February 26, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 7, BLOCK A, OCEOLA HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 114, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Property Address: 719 21ST AVE

W, BRADENTON, FL 34205

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

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

Dated this 2nd day of February, 2026.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-219974 - MiM February 6, 13, 2026 26-00208M

FIRST INSERTION

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

CASE NO: 2025CA000400 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs-

UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST CHARLES E. CLARK, JR., DECEASED, UNKNOWN TENANT 1, UNKNOWN TENANT 2, CHARLES E CLARK JR, UNKNOWN SPOUSE OF CHARLES E. CLARK, JR., KONRAD EDWARD SHADLER AND UNKNOWN SPOUSE OF KONRAD EDWARD SHADLER, Defendant(s)

TO: UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST CHARLES E. CLARK, JR., DECEASED Last Known Address: 1608 14th Street W, Palmetto, FL 34221

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

LOT 13, LAMP POST PLACE PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 114 THROUGH 117, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

1608 14th Street W, Palmetto, FL 34221

The action was instituted in the Circuit Court, Twelfth Judicial Circuit in and for Manatee, County, Florida; Case No. 2025CA000400; and is styled Lakeview Loan Servicing, LLC vs. Charles E. Clark Jr. You are required to serve a copy of your written defenses, if any, to the action on Kelley Church, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave, Suite 900, Orlando, FL 32801 on or before . (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you. "In and for Manatee County: If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011."

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

DATED: 2/4/2026

ANGELINA COLONNESO Manatee Clerk of the Circuit Court As Clerk of Court By: (SEAL) K. Gaffney As Deputy Clerk February 6, 13, 2026 26-00210M

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION

CASE NO. 2023CA000858AX NATIONSTAR MORTGAGE LLC, Plaintiff, vs.

LYNN CAROL NOLAN; ROBERT NOLAN A/K/A ROBERT J. NOLAN; LYNN NOLAN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed January 21, 2026 and entered in Case No. 2023CA000858AX, of the Circuit Court of the 12th Judicial Circuit in and for MANATEE County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and LYNN CAROL NOLAN; ROBERT NOLAN A/K/A ROBERT J. NOLAN; LYNN NOLAN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. ANGELINA (ANGEL) COLONNESO, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.MANATEE.REALFORECLOSE.COM, at 11:00 A.M., on February 18, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 1, BLOCK E, PINE LAKES

SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 75 THROUGH 80, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

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

Dated this 29th day of January 2026

Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 23-00021 CMS February 6, 13, 2026 26-00183M

FIRST INSERTION

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

Clerk Case No.: 2026 CA 000207 AX Agency Case No.: 2025-016588

IN RE: FORFEITURE OF: TWO HUNDRED TWELVE THOUSAND TWO HUNDRED NINETY-THREE DOLLARS (\$212,293.00) 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, TWO HUNDRED TWELVE THOUSAND TWO HUNDRED NINETY-THREE DOLLARS (\$212,293.00) 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. "In and for Manatee County: If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011."

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

DATED: 2/2/2026

ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT MANATEE COUNTY, FLORIDA 1115 Manatee Avenue West Bradenton, FL 34205 BY: (SEAL) K. Gaffney Deputy Clerk February 6, 13, 2026 26-00197M

FIRST INSERTION

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

CASE NO. 2022CA005202AX U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF10 MASTER PARTICIPATION TRUST, Plaintiff, vs.

THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RUTH LEE MURRAY A/K/A RUTH L. MURRAY A/K/A RUTH LEE ISOM, DECEASED; EVELYN M. MURRY A/K/A EVELYN M. MURRAY; UNKNOWN SPOUSE OF EVELYN M. MURRY A/K/A EVELYN M. MURRAY; JANET LEE DAVIS A/K/A JANET LEE KELLY; UNKNOWN SPOUSE OF JANET LEE DAVIS A/K/A JANET LEE KELLY; WEBSTER LEON MURRY A/K/A WEBSTER LEON MURRAY; UNKNOWN SPOUSE OF WEBSTER LEON MURRY A/K/A WEBSTER LEON MURRAY; RICKY PAUL MURRY A/K/A RICKY PAUL MURRAY; UNKNOWN SPOUSE OF RICKY PAUL MURRY A/K/A RICKY PAUL MURRAY; DONALD MURRAY; UNKNOWN SPOUSE OF DONALD MURRAY; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

AND 495 FEET NORTH OF THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 34 SOUTH RANGE 17 EAST THENCE NORTH 55 FEET; THENCE WEST 135 FEET; THENCE SOUTH 55 FEET; THENCE EAST 135 FEET TO THE POINT OF BEGINNING SAID LAND LYING AND BEING IN 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 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallelegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Manatee County, Florida: BEGINNING 330 FEET WEST

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 1/29, 2026.

Angelina Colonnese As Clerk of the Court By: (SEAL) /s/ K. Gaffney As Deputy Clerk 1491-187055 / ME2 February 6, 13, 2026 26-00209M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

CASE NO.: 2022 CA 002420 PHH MORTGAGE CORPORATION, Plaintiff, vs.

BILLY JOE HADDEN; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on January 27, 2026 in Civil Case No. 2022 CA 002420, of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein, PHH MORTGAGE CORPORATION is the Plaintiff, and BILLY JOE HADDEN; UNITED STATES OF AMERICA- DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Angelina "Angel" Colonnese will sell to the highest bidder for cash at www.manatee.realforeclose.com on April 1, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

THAT UNPLATTED PORTION OF PALMETTO COUNTRY CLUB ESTATES LYING DIRECTLY SOUTH OF PROJECTED NORTH LINE OF BLK 8 OF SAID SUBDIVISION WHICH RUNS EASTERLY TO RR/R/W, SAME BEING SOUTH BOUNDARY LINE OF LAND DEEDED TO R. H. PRINE IN VOL. 189 PAGE 83 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND LYING NORTH OF BLKS 1,2,3 & 7 OF PALMETTO COUNTRY CLUB ESTATES, SEC. 1, TWP 34 S, RANGE 17 E AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF PALMETTO COUNTRY CLUB ESTATES, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 4 AT PAGE 68 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT BEING ALSO DESCRIBED AS THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF BLK 8 OF SAID COUNTRY CLUB ESTATES, EXTENDED EASTERLY WITH THE WESTERLY LINE OF THE R/W OF THE A.C.L.R.Y, THENCE GO WESTERLY ALONG THE SAID EXTENDED LINE OF BLK 8 TO THE NORTHEASTERLY COR-

NER OF SAID BLK 8, THENCE GO SOUTHERLY ALONG THE EASTERLY LINE OF SAID BLK 8 TO THE SOUTHEASTERLY CORNER THEREOF; THENCE GO EASTERLY PARALLEL TO THE SAID EXTENDED NORTHERLY LINE OF BLK 8 TO THE EASTERLY SIDE OF A PARK AS SHOWN ON SAID PLAT OF COUNTRY CLUB ESTATES; THENCE GO SOUTHERLY FOLLOWING THE EASTERLY LINE OF SAID PARK AND CONTINUE SOUTHERLY TO THE SOUTHERLY CORNER OF A TRIANGLE WHICH LIES SOUTHEASTERLY FROM SAID PARK; THENCE GO EASTERLY FOLLOWING THE SOUTHEASTERLY LINE OF SAID TRIANGLE AND CONTINUING EASTERLY BEARING SOUTHERLY ALONG A LINE WHICH IS 60 FT NORTHERLY FROM THE NORTHERLY END OF BLK 3 OF SAID PLAT TO THE INTERSECTION OF SAID LINE WITH LOT 108 BLK 7 OF SAID PLAT; THENCE GO NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 108 TO THE NORTHERLY CORNER THEREOF; THENCE GO EASTERLY ALONG THE SAID LOT 108 AND LOT 107 TO THE NORTHEASTERLY CORNER OF SAID LOT 107 WHICH CORNER IS ON THE WESTERLY LINE OF SAID A.C.L. RR/R/W; THENCE GO NORTHERLY ALONG SAID RR/R/W TO THE POINT OF BEGINNING. LESS HIGHWAY RIGHT-OF-WAY AS RECORDED IN OF-

FICIAL RECORD BOOK 86, PAGE 34. LESS THAT PART PREVIOUSLY DEEDED OUT IN O.R. BK 1136, PG 273 ALSO LESS THAT PART PREVIOUSLY DEEDED OUT IN O.R. BK 1436, PG 7558 ALSO LESS THAT PART PREVIOUSLY DEEDED OUT IN O.R. BK 1750, PG 4163 AND LESS THAT PART PREVIOUSLY DEEDED OUT IN O.R. BK 2050, PG 4260

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

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

Dated this 29th day of January, 2026.

ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1395-470B February 6, 13, 2026 26-00188M

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

--- ACTIONS ---

FIRST INSERTION

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

Case No.: 2025CA2644
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE
FOR FIRST FRANKLIN
MORTGAGE LOAN TRUST
2006-FF16, ASSET-BACKED
CERTIFICATES, SERIES
2006-FF16,
Plaintiff, v.
THE UNKNOWN HEIRS,
DEVEISEES, GRANTEEES,
ASSIGNEES, CREDITORS,
LIENORS AND TRUSTEES OF
CELIA NOLI DANDYO STICKLER
A/K/A CELIA STICKLER,
DECEASED; KEVIN STICKLER, AS
POTENTIAL HEIR OF CELIA NOLI
DANDYO STICKLER A/K/A CELIA
STICKLER; KEVIN STICKLER, AS
PERSONAL REPRESENTATIVE
OF THE ESTATE OF CELIA NOLI
DANDYO STICKLER A/K/A
CELIA STICKLER; CRYSTAL
LAKES HOMEOWNERS'
ASSOCIATION OF MANATEE,
INC.; WELLS FARGO BANK,
N.A.; AS TRUSTEE FOR FIRST
FRANKLIN MORTGAGE LOAN
TRUST 2006-FFB; U.S. BANK
NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPACITY,
BUT SOLELY AS TRUSTEE OF
NRZ RECOVERY TRUST; CLASSIC
CONSTRUCTION LTD CO.; ALL
UNKNOWN PARTIES CLAIMING
INTERESTS BY, THROUGH,
UNDER OR AGAINST A NAMED
DEFENDANT TO THIS ACTION,
OR HAVING OR CLAIMING TO
HAVE ANY RIGHT, TITLE OR
INTEREST IN THE PROPERTY
HEREIN DESCRIBED; UNKNOWN
TENANT #1; UNKNOWN TENANT
#2,
Defendant.
To the following Defendant(s):
THE UNKNOWN HEIRS, DEVEISEES,
GRANTEEES, ASSIGNEES, CREDI-
TORS, LIENORS AND TRUSTEES
OF CELIA NOLI DANDYO STICK-
LER A/K/A CELIA STICKLER, DE-
CEASED
(RESIDENCE UNKNOWN)
YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-

lowing described property:
LOT 184, CRYSTAL LAKES, AC-
CORDING TO THE MAP OR
PLAT THEREOF AS RECORD-
ED IN PLAT BOOK 47, PAGES
1 THROUGH 14, OF THE PUB-
LIC RECORDS OF MANATEE
COUNTY, FLORIDA.
a/k/a 5014 72nd 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 Kronen-
berg, Attorney for Plaintiff, whose ad-
dress is 10360 West State Road 84, Fort
Lauderdale, FL 33324, on or before a
date which is within thirty (30) days
after the first publication of this Notice
in Business Observer and file the origi-
nal 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, con-
tact Gulfoast Legal Services at (941)
746-6151 or www.gulfoastlegal.org,
or Legal Aid of Manasota at (941) 747-
1628 or www.legalaidofmanasota.org.
If you do not qualify for free legal assis-
tance 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 disabili-
ty who needs any accommodations in
order to participate in this proceed-
ing, you are entitled, at no cost to
you, to the provision of certain as-
sistance. 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 noti-
fication if the time before the sched-
uled 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 2nd day of Feb, 2026.

ANGELINA COLONNESO
As Clerk of the Court
By (SEAL) K. Gaffney
As Deputy Clerk
February 6, 13, 2026 26-00196M

FIRST INSERTION

**NOTICE AND ORDER TO
SHOW CAUSE**

IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT OF
THE STATE OF FLORIDA, IN AND
FOR MANATEE COUNTY, FLORIDA
GENERAL CIVIL DIVISION
CASE NO: 2025-CA-002991
DEL WEBB EXPLORE NORTH
RIVER RANCH COMMUNITY
DEVELOPMENT DISTRICT, a local
unit of special-purpose government
organized and existing under the
laws of the State of Florida,
Plaintiff, v.
THE STATE OF FLORIDA AND
THE TAXPAYERS, PROPERTY
OWNERS AND CITIZENS OF
DEL WEBB EXPLORE NORTH
RIVER RANCH COMMUNITY
DEVELOPMENT DISTRICT,
INCLUDING NON-RESIDENTS
OWNING PROPERTY OR
SUBJECT TO TAXATION
THEREIN AND OTHERS
HAVING OR CLAIMING ANY
RIGHTS, TITLE OR INTEREST
IN PROPERTY TO BE AFFECTED
BY THE ISSUANCE OF THE
BONDS HEREIN DESCRIBED, OR
TO BE AFFECTED IN ANY WAY
THEREBY,
Defendants.
TO THE STATE OF FLORIDA, AND
THE TAXPAYERS, PROPERTY
OWNERS AND CITIZENS OF
DEL WEBB EXPLORE NORTH
RIVER RANCH COMMUNITY
DEVELOPMENT DISTRICT,
INCLUDING NON-RESIDENTS
OWNING PROPERTY OR SUBJECT
TO TAXATION THEREIN, AND
OTHERS HAVING OR CLAIMING
ANY RIGHT, TITLE OR INTEREST
IN PROPERTY TO BE AFFECTED
BY THE ISSUANCE OF DEL WEBB
EXPLORE NORTH RIVER RANCH
COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT
BONDS AND LEVY OF SPECIAL
ASSESSMENTS, OR TO BE
AFFECTED IN ANY WAY THEREBY:
Del Webb Explore North River Ranch
Community Development District (the
"District") having filed its Complaint for
validation of not to exceed \$59,576,000
Del Webb Explore North River Ranch
Community Development District
Special Assessment Bonds, in one or
more series (the "Bonds") and the spe-
cial assessments levied securing such
Bonds pursuant to Chapters 170, 190,
and 197, Florida Statutes (the "Special
Assessments"), and it appearing in and
from said Complaint and the Exhibits
attached thereto that the District has
adopted a resolution authorizing the
issuance of the Bonds for the purpose
of providing funds, together with other
available funds, for paying the costs of
planning, financing, acquiring, con-
structing, reconstructing, equipping
and installing improvements as part of
its Capital Improvement Program (as
defined in said Complaint), and it also
appearing that all of the facts required
to be stated by said Complaint and the

Exhibits by Chapter 75, Florida Stat-
utes, are contained therein, and that
the District prays that this Court issue
an order as directed by said Chapter 75,
and the Court being fully advised in the
premises:

NOW, THEREFORE,
IT IS ORDERED that all taxpayers,
property owners and citizens of the Dis-
trict, including non-residents owning
property or subject to taxation, and oth-
ers having or claiming any rights, title
or interest in property to be affected by
the issuance of the Bonds and levy of
Special Assessments, or to be affected
in any way thereby, and the State of
Florida, through the State Attorney of
the Twelfth Judicial Circuit, in and for
Manatee County, Florida (the "Parties"),
appear on Tuesday, March 3, 2026, at
9:15 a.m. before the Honorable Charles
Sniffen, via Zoom Application (infor-
mation below), and show cause if any
there be why the prayers of said Com-
plaint for the validation of the Bonds
should not be granted and the Bonds,
the proceedings therefore, and other
matters set forth in said Complaint,
should not be validated as prayed for in
said Complaint. The parties and public
may access the hearing via the follow-
ing Zoom link: https://www.zoom.us,
Meeting ID: 971 0511 7699, Password
525253, or by calling one of the fol-
lowing numbers and entering the same
Meeting ID: (253) 215-8782; (470)
250-9358; (786) 635-1003; or (301)
715-8592.

IT IS FURTHER ORDERED that
prior to the date set for the hearing
on said Complaint for validation, the
Clerk of this Court or the Plaintiff, on
behalf of the Clerk of this Court, shall
cause a copy of this Notice and Order to
be published in a newspaper published
and of general circulation in Manatee
County, being the County wherein said
Complaint for validation is filed, at least
once each week for two (2) consecu-
tive weeks, commencing with the first
publication which shall not be less than
twenty (20) days prior to the date set for
said hearing.

IT IS FURTHER ORDERED that by
such publication of this Notice and Or-
der, the State of Florida, and the several
taxpayers, property owners and citizens
of the District, including non-residents
owning property or subject to taxation
therein, and others having or claiming
any rights, title or interest in property to
be affected by the issuance of the Bonds
and levy of Special Assessments, or to
be affected in any way thereby, shall be
and are made party defendants to this
proceeding, and that this Court shall
have jurisdiction of them to the same
extent as if specifically and personally
named as defendants in said Complaint
and personally served with process in
this cause.

DONE AND ORDERED in Cham-
bers, Manatee County, Florida.
January 7, 2026
The Honorable Charles Sniffen
Circuit Court Judge
February 6, 13, 2026 26-00184M

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

Case No.:
412025CA002609CAAXMA
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC,
Plaintiff, v.
RYAN WOOD; UNKNOWN
SPOUSE OF RYAN WOOD;
MONIQUE CYR; UNKNOWN
SPOUSE OF MONIQUE CYR; ALL
UNKNOWN PARTIES CLAIMING
INTERESTS BY, THROUGH,
UNDER OR AGAINST A NAMED
DEFENDANT TO THIS ACTION,
OR HAVING OR CLAIMING TO
HAVE ANY RIGHT, TITLE OR
INTEREST IN THE PROPERTY
HEREIN DESCRIBED; UNKNOWN
TENANT #1; UNKNOWN TENANT
#2,
Defendant.
To the following Defendant(s):
RYAN WOOD
(LAST KNOWN ADDRESS)

1207 13TH AVE W
BRADENTON FL 34205.
UNKNOWN SPOUSE OF RYAN
WOOD (RESIDENCE UNKNOWN)
YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:
BEGIN AT THE NORTHWEST
CORNER OF LOT 2, BLOCK
"B", ADAMS SUBDIVISION,
ACCORDING TO THE PLAT
THEREOF, RECORDED IN
PLAT BOOK 1, PAGE 129, OF
THE PUBLIC RECORDS OF
MANATEE COUNTY, FLOR-
IDA; RUN THENCE EAST
66 FEET 8 INCHES TO THE
POINT OF BEGINNING;
THENCE RUN 66 FEET 8
INCHES EAST ON ILLINOIS
(NOW 13TH) A VENUE; RUN
THENCE SOUTH 141 FEET;
RUN THENCE WEST 66 FEET
8 INCHES; RUN THENCE
NORTH 141 FEET TO THE
POINT OF BEGINNING; BE-
ING THE MIDDLE ONE-
THIRD OF LOT 2, BLOCK B

FIRST INSERTION

OF SAID ADAMS SUBDIVI-
SION.
a/k/a 1207 13th Ave W, Braden-
ton, FL 34205

has been filed against you and you are
required to serve a copy of your written
defenses, if any, upon Kelley Kronen-
berg, Attorney for Plaintiff, whose ad-
dress is 10360 West State Road 84, Fort
Lauderdale, FL 33324, flrealprop@
kelleykronenberg.com, on or before a
date which is within thirty (30) days
after the first publication of this Notice
in Business Observer and file the origi-
nal 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, con-
tact Gulfoast Legal Services at (941)
746-6151 or www.gulfoastlegal.org,
or Legal Aid of Manasota at (941) 747-
1628 or www.legalaidofmanasota.org.
If you do not qualify for free legal assis-

tance 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 or-
der 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 2ND day of FEB, 2026.

Angelina "Angel" Colonnese
As Clerk of the Court
By (SEAL) K. Gaffney
As Deputy Clerk
February 6, 13, 2026 26-00195M

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ACTION ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

SECOND 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 ad-
vertised on www.storagetreasures.com.
Purchases must be made with cash only
and paid at the above referenced facil-
ity 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public
auction to sell personal property de-
scribed below belonging to those indi-
viduals listed below at the location in-
dicated: 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 ad-
vertised on www.storagetreasures.com.
Purchases must be made with cash only
and paid at the above referenced facil-
ity 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Pursuant to Section 715.109, notice is
hereby given that the following prop-
erty 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public
auction to sell personal property de-
scribed below belonging to those in-
dividuals 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 ad-
vertised 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 posses-
sion of the personal property.
Jan. 30; Feb. 6, 2026 26-00148M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Pursuant to Section 715.109, notice is
hereby given that the following prop-
erty 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, aban-
doned 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself
or its affiliates, Life Storage or Storage
Express, will hold a public auction to
sell personal property described below
belonging to those individuals listed
below at the location indicated: Ex-
traSpace 115 Manatee Ave. W. Braden-
ton, 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 ad-
vertised on www.storagetreasures.com.
Purchases must be made with cash only
and paid at the above referenced facil-
ity 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

SECOND 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

SECOND 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

FOURTH 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
Joels LLC Vapors Lounge LLC and Jo-
seph Nicholson was defendant(s), being
case number 2024-012846-CA-01 in
said Court, I, Charles R. Wells, as Sher-
iff of Manatee County, Florida, have this
day levied upon all the right, title and
interest of the DEFENDANT, Cosmo
Joels LLC Vapors Lounge LLC and Jo-
seph 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 de-
scribed execution.

In accordance with the Americans
with Disabilities Act, persons with dis-
abilities needing a special accommoda-
tion to participate in this proceeding
should contact Daniel Sanchez, Manate-
e 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

FOURTH 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 writ-
ten 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 origi-
nal 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
Gulfoast Legal Services at (941) 746-
6151 or www.gulfoastlegal.org, or Le-
gal 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 disabili-
ty who needs any accommodations in
order to participate in this proceed-
ing, you are entitled, at no cost to
you, to the provision of certain as-
sistance. 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 noti-
fication if the time before the sched-
uled 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

--- PUBLIC SALES / ESTATE ---

SECOND 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

SECOND 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. 732.221, Florida Statutes.

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

NOTWITHSTANDING THE TIME 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:
pkhoe@williamsparker.com
Jan. 30; Feb. 6, 2026 26-00158M

SECOND 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

NOTWITHSTANDING THE TIME 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 Larochele
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

FOURTH 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 P1#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 Colonnese, Manatee County Clerk of the Courts.
Jan. 16, 23, 30; Feb. 6, 2026 26-00073M

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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

SECOND 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

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

SECOND INSERTION

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:
jschembrf@blalockwalters.com
Alternate Secondary E-Mail:
mchapman@blalockwalters.com
Jan. 30; Feb. 6, 2026 26-00162M

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-2937
IN RE: ESTATE OF
ARLENE K. LAROCO,
Deceased.

The administration of the estate of ARLENE K. LAROCO, 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

NOTWITHSTANDING THE TIME 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

SECOND 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: CHRYSAL COPPINGER a/k/a CHRYSTAL COPPENSER
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, 2026 26-00166M

SECOND 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

SECOND 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

SECOND 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

SECOND 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' 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 732.221, 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 ---

SECOND 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	UNIT	BALANCE
3602 14th Street West Bradenton, FL 34205		
NAME		
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	UNIT	BALANCE
7735 US 41 Palmetto FL 34221		
NAME		
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

26-00147M

SECOND 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

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

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

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

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

WITNESS my hand and 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

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

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

DATED: 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

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION

Case No. 412025CA002411 Reliance First Capital, LLC Plaintiff, vs.

The Unknown Heirs, Devises, 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, 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, IN-

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

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

DATED on 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

THIRD INSERTION

PUBLIC NOTICE

Women's Care™ Effective January 31st, 2026, M. Joel Hallam, DO, FACOG 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

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

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

WITNESS, my hand as Clerk of said Court and the Seal thereof, this 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

SECOND 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

Dated 1/23, 2026. CLERK OF THE CIRCUIT COURT Angelina "Angel" Colonneso 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

THIRD 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, includ-

ing dismissal or striking of pleadings.

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

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

Dated 1/23, 2026. CLERK OF THE CIRCUIT COURT Angelina "Angel" Colonneso 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

THIRD INSERTION

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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