MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

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 Luxor Fine Finshes located at 4865 48th St. W. Apt. 905, Bradenton FL 34210 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 8th day of February, 2026
Ted Ryan Jr
February 13, 2026 26-00228M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: ExtraSpace 115 Manatee Ave. W. Bradenton, FL 34205 on 03/05/2026 at 10:00 AM

Cory Sands - Office furniture

Lorenzo Bourroughs - household goods

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
February 13, 20, 2026 26-00214M

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 Beach Fun Rentals located at 206 Church Ave in the City of Bradenton Beach, Manatee, FL 34217 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 4th day of February, 2026
Mark B Dexter
February 13, 2026 26-00218M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Auction date and time:
03/05/2026 @ 10:00AM

Edwardo Gonzales- Clothing, household items

Kenneth Moll- household items and 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.
February 13, 20, 2026 26-00213M

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the Buckhead Trails Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

The Rules of Procedure address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure are to provide for efficient and effective District operations.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(11), 190.033, 190.033(3), 190.035(2), 218.391, 255.0525, 255.20, 286.0105, 286.0114, 287.017, and 287.055, Florida Statutes.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, via email at Jayna.Cooper@Inframark.com, or by calling (813) 873-7300.

Buckhead Trails Community Development District
Jayna Cooper, District Manager
February 13, 2026 26-00236M

FIRST INSERTION

Buckhead Trails Community Development District
Notice of meeting and public hearing on proposed recreational facilities policies, rental rates, and rental deposits

The Buckhead Trails 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 and adopt recreational facilities policies, rental rates, and rental deposits on **Wednesday March 25, 2026** at **1:00 p.m.** at the Eaves Bend Amenity Center located at 4725 Los Robles Court, Palmetto, Florida 34221.

The hearing will be for the purpose of receiving 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. The proposed rates and fees are:

Pool Patio Rental Fees for Residents and Non-Residents

Residents:	Non-Residents:
Up to four (4) hours = $50.00	Up to four (4) hours = $150.00
Up to six (6) hours = $100.00	Up to six (6) hours = $200.00
Refundable Security Deposit = $200.00	Refundable Security Deposit = $400.00

The proposed rates and fees may be adjusted at the public hearing pursuant to discussion by the Board and public comments. At the conclusion of the hearing, the Board shall adopt the 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 of such policies and rate and fee schedules.

All interested parties may appear at the meeting and be heard. This meeting and public hearing may be continued to a date, time, and place to be specified on the record at the meeting or public hearing. 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.

A copy of the agenda and revisions of the District's policies and rate and fee schedules may be obtained on the District's website at https://buckheadtrailscdd.com/ prior to the meeting or by contacting the District Manager's office via email at Jayna.Cooper@Inframark.com.

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 Jayna Cooper via the email above or via phone at (813) 873-7300 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.
February 13, 2026 26-00235M

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 East Coast Softub and Outdoor Living located at 5461 Factory Shops Blvd in the City of Ellenton, Manatee, FL 34222 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 6th day of February, 2026
East Coast Softub, LLC
Whitney Elliott
February 13, 2026 26-00229M

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 Monthaven located at 900 S Bay Blvd in the City of Anna Maria, Manatee, FL 34216 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 4th day of February, 2026
OLYMPUS GROUP HOLDINGS LLC
February 13, 2026 26-00217M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, 5311 34th Street W Bradenton, FL 34210 on 3/5/2026 at 10:00 AM

Tyresha Davis-

Sectional couch, queen bed w/headboard, TV, boxes

Rajesh Madala-

Boxes, Furniture, Bikes etc

James Garcia-

Bedroom, living room king mattress, two dressers, televisions, desk and desk chair, clothes in bags

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

Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
February 13, 20, 2026 26-00231M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Facility Address 5717 14th Street W, Bradenton, Florida 34207
Phone Number 941-866-6675
Time of Sale 3/5/2026 10:00am

Emilio Perez - totes, tools, skateboard

Nathan Rowe - household goods

Venite Jean - totes, folding tables, coolers, various household items

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

Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
February 13, 20, 2026 26-00212M

FIRST INSERTION

NOTICE OF BOARD MEETING WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Waters Edge Community Development District ("District") will hold a Board of Supervisor meeting on **February 26, 2026, at 6:00 PM** at the Parrish Fire Station #2 Training Room, 3804 N Rye Road, Parrish, FL 34219.

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

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

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

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

Amanda Ferguson, District Manager
Governmental Management Services – Tampa, LLC
February 13, 2026 26-00219M

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 James Exteriors located at 212 7TH ST. EAST in the City of BRADENTON, Manatee, FL 34208 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 5th day of February, 2026
COMMERCIAL PLASTERING USA, LLC
CHRISTOPHER VAN HOOSE
February 13, 2026 26-00223M

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 CitizenQuest AI located at 12131 Perennial Pl in the City of Bradenton, Manatee, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 5th day of February, 2026
Jonathan Barone
February 13, 2026 26-00222M

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 LWR Websites located at 8374 Market St in the City of Lakewood Ranch, Manatee, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 6th day of February, 2026
S3DA, LLC
GL Sosa MMBR
February 13, 2026 26-00230M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.

Certificate Number: 2023-4558
Tax Deed #:2025TD000228

NOTICE IS HEREBY GIVEN that C DEAN KUSHMER the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4558 Year of Issuance 2023 Description of Property THE S 12 FT OF LOT 10 DE SEAR MANOR UNIT 2. PI#58419.0005/2 Parcel ID Number 5841900052 Property Address: 11TH ST E BRADENTON, FL 34203 Names in which assessed: STEP PROPERTIES INC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 02/23/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.
February 13, 2026 26-00220M

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 Birddog Cattle LLC located at 5419 249th St E in the City of Myakka, Manatee, FL 34251 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 11th day of February, 2026
Danielle Carothers
February 13, 2026 26-00253M

FIRST INSERTION

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Heritage Harbour South Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, 2027, 2028, 2029, and 2030. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Manatee County, Florida, and has an annual operating budget of approximately $479,565, including reserves. The final contract will require that, among other things, the audit for Fiscal Year 2026 be completed no later than June 30, 2027.

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

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

Proposers must provide one (1) electronic copy of their proposal to Alize Aninipot, District Manager, Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL, 33607, in an envelope marked on the outside "Auditing Services – Heritage Harbour South Community Development District." Proposals must be received by 12:00 PM on February 20, 2026 at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Heritage Harbour South CDD
Alize Aninipot, District Manager
February 13, 2026 26-00252M

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve residential subdivision activities on 212.00 acres known as BlissPointe Ph.I. The project is located in Manatee County, Section(s) 5,6, Township 33 South, Range 19 East. The permit applicant is Lennar Homes, LLC whose address is 4301 West Boy Scout Blvd., Suite 600 Tampa, FL 33607. The Permit No. is 43048654.001.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

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

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.
February 13, 2026 26-00249M

FIRST INSERTION

PUBLIC NOTICE
COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL MEETING
ATTORNEY/CLIENT SESSION MEETING
TUESDAY, February 24, 2026, AT 6:30 PM
Parrish United Methodist Church, 12180 US 301, Parrish FL 34219, Room 123
U.S. 301 North and C.R. 675 (Rutland Road)

A meeting will be held under the Attorney/Client Session provisions available under Florida's Sunshine Law, Section 286.011(8), Florida Statutes, on Tuesday, February 24, 2026, and beginning at 6:30 p.m. and lasting approximately ninety (90) minutes at the request of the District's Attorney. This meeting shall be held at Parrish United Methodist Church, 12180 US 301, Parrish, FL 34219, Room 123 – US. 301 North and C.R. 675 (Rutland Road). This meeting shall commence at an open meeting and then will move into an Attorney/Client Session limited in attendance to the District Attorneys, Marisa Powers and Matthew Liebert, and District Managers, Stephanie DeLuna and Sam Stevens, who will meet in private with the Board of Supervisors of the Copperstone Community Development District (Adam Bailey, Gerard Litrenta, Tom Fretz, Michael Fondario, Cory Richter), and a court reporter who will transcribe the full proceedings to be made part of the public record for release at the conclusion of the litigation for the purpose of discussing: settlement negotiations or strategy sessions related to litigation expenditures in the following court case: Copperstone Community Development District v. Crosscreek Environmental, Inc., et al, Case No.: 2023-CA-004175. At the conclusion of the private portion of the meeting, the meeting shall then reopen in public.

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF AN INDIVIDUAL DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF SUPERVISORS WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING, A RECORD OF THE PROCEEDINGS WILL BE REQUIRED AND THE INDIVIDUAL WILL NEED TO ENSURE THAT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS IS MADE, WHICH RECORDING INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.
PURSUANT TO SECTION 286.26, FLORIDA STATUTES, IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA STATE STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ASSISTANCE TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE DISTRICT MANAGER AT LEAST THREE BUSINESS DAYS PRIOR TO THE MEETING (813) 933-5571.
February 13, 2026 26-00232M

Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE
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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20906_V20

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

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage, 3708 Manatee Ave W Bradenton, FL 34205 on 03/05/26 at 10:00 AM

Nicole Marigliano- Papers / books / Boxes

Margaret Jenkins- Household Goods/Furniture

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

February 13, 20, 2026 26-00216M

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

757 Apex Road Sarasota, Florida 34240 on 03/09/2026 at 10:00 am

Dora Dixon - Generators, compressors, tools

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

February 13, 20, 2026 26-00215M

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Facility Address 5305 Manatee Ave W Bradenton, Fl 34209
Phone Number 561-288-4405
Time of Sale 03/05/2026 @ 9:30a

Liz Mannon- Food cart, Lawnmower

Matthew Powell - Household items

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

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

February 13, 20, 2026 26-00242M

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 000216
IN RE: ESTATE OF
BEVERLY CASEY 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 Beverly Casey, deceased, File Number 2026 CP, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400 Bradenton, FL 34206; that the decedent's date of death was December 27, 2025; that the total value of the estate is $0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Carol A. Vogt
2101 Meadowlark Lane
Sun City Center, FL 33573

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 13, 2026.

Person Giving Notice:
Carol A. Vogt
2101 Meadowlark Lane
Sun City Center, FL 33573
Attorney for Person Giving Notice
Patrick L. Smith
Attorney
Florida Bar Number: 27044
179 N US Hwy 27, Suite F
Clermont, FL 34711
Telephone: (352) 204-0305
Fax: (352) 989-4265
E-Mail: patrick@attorneypatrick-smith.com
Secondary E-Mail:
becky@attorneypatricksmith.com
February 13, 20, 2026 26-00245M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
CASE NO.: 2023-CA-005502
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
CHRISTOPHER WILLIAM LEE SCOTT A/K/A CHRISTOPHER WILLIAM SCOTT, et al.,
Defendants.

NOTICE is hereby given that Angelina "Angel" Colonneso, Clerk of the Circuit Court of Manatee County, Florida, will on March 18, 2026, at 11:00 a.m. ET, via the online auction site at www.manatee.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Manatee County, Florida, to wit:

Lot 185, Carlyle at the Villages of Palm Aire Unit 3, according to the map or plat thereof as recorded in Plat Book 36, Page 198, Public Records of Manatee County, Florida.

Property Address: 5143 Creekside Trail, Sarasota, FL 34243

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

Any person claiming an interest in 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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

SUBMITTED on this 10th day of February, 2026.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
February 13, 20, 2026 26-00247M

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. 2025CA000785AX
Freedom Mortgage Corporation,
Plaintiff, vs.
The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Christopher M. Dockweiller, Deceased, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA000785AX of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Christopher M. Dockweiller, Deceased; Hannah Renee Davis a/k/a Hannah R. Davis a/k/a Hannah R. Olguin; Heritage Harbour Master Association, Inc. are the Defendants, that Angelina Colonneso, Manatee County Clerk of Court will sell to the highest and best bidder for cash at, www.manatee.realforeclose.com, beginning at 11:00 AM on the 11th day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 404, HERITAGE HARBOUR, SUBPHASE J, UNIT 3B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE(S) 25 THROUGH 32, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

TAX ID: 1101835659

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 10th day of February 2026.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 25-F01008
February 13, 20, 2026 26-00251M

FIRST INSERTION

NOTICE OF PUBLIC SALE

The administration of the Estate of SAAD MOHAMAD KHODR, deceased, whose date of death was November 5, 2025 is pending in the Circuit Court for Manatee County, Florida, the case number of which is 2026CP000254AX. 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 13, 2026.

Personal Representative:
Racha Hijazi
203 N. Armenia Ave, #101
Tampa, Florida 33609
Attorney for Personal Representative:
Omar A. Erchid, Esq.
ERCHID LAW PLLC
Florida Bar No. 1010955
203 N. Armenia Ave, #101
Tampa, Florida 33609
omar@erchidlaw.com
Office: (813) 631-7226
Fax: (813) 946-5101
February 13, 20, 2026 26-00248M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-2681-AX
Division: PROBATE
IN RE: ESTATE OF
MICHAEL A. CONWAY Deceased.

The administration of the estate of Michael A. Conway, deceased, whose date of death was July 8, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Clerk of the Circuit Court Probate Division, 1115 Manatee Ave. W., Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney(s) are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 13, 2026.

Personal Representative:
Elizabeth J. Sterling
260 Bluestem Street
Kyle, Texas 78640
Attorney for Personal Representative:
Ellie K. Harris, Esq.
Florida Bar Number: 0021671
Schwarz & Harris, P.A.
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: e-service@schwarzlaw.net
February 13, 20, 2026 26-00250M

FIRST INSERTION

NOTICE TO CREDITORS
(**summary administration**)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
File No. 2025-CP-002959 AX
Probate Division
IN RE: ESTATE OF
Dawn Jeanette Harvey, 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 Dawn Jeanette Harvey, deceased, File Number 2025-CP-002959 AX, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400; that the decedent's date of death was November 14, 2025; that the total value of the estate is $900.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Hayley J. Harvey
2126 Astotta Street,
Port Charlotte, FL 33948

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 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 sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with a clerk.

The date of first publication of this Notice is February 13, 2026.

Person Giving Notice:
Hayley J. Harvey
2126 Astotta Street
Port Charlotte, FL 33948
Attorney for Person Giving Notice:
James E. Johnson II
Email Address:
jjohnson@dyeharrison.com
Email Address:
cgodfrey@dyeharrison.com
Florida Bar No. 0061621
Dye Harrison Knowles
Hamrick Kirkland
Pratt DePaola & Johnson, PLLC
410 43rd Street West, Suite N
Bradenton, FL 34209
Telephone: (941) 747-1871
February 13, 20, 2026 26-00246M

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 0109
Division Probate
IN RE: ESTATE OF
PATRICIA BRECHLING Deceased.

The administration of the estate of PATRICIA BRECHLING, deceased, whose date of death was December 20, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 13, 2026.

Personal Representative:
CLAIRE MAHER
8657 Backshore Lane
Parrish, FL 34219
Attorney for Personal Representative:
Rodney D. Gerling, Esq.
Florida Bar No. 0554340
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East,
Bradenton, FL 34203
Telephone: (941) 756-6600
Email:
rgerling@gerlinglawgroup.com
February 13, 20, 2026 26-00221M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26 CP 000117
IN RE: ESTATE OF
ROBERT LEWIS MILTON
Deceased.

The administration of the estate of Robert Lewis Milton, deceased, whose date of death was November 28, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

Al 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.

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

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

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

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

The date of first publication of this notice is February 13, 2026.

Personal Representative:
Cynthia Buser
7764 Grande Shores Drive
Sarasota, Florida 34240
Attorney for Personal Representative:
John A. Moran, Esq., Attorney
Florida Bar Number: 0718335
Dunlap & Moran, P.A.
PO Box 3948 Suite 300
Sarasota, Florida 34230
Telephone: (941) 366-0115
Fax: (941) 365-4660
E-Mail: jmoran@dunlapmoran.com
Secondary E-Mail:
dmprobate@dunlapmoran.com
February 13, 20, 2026 26-00239M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
File No. 2026-CP-000128 AX
Probate Division
IN RE: ESTATE OF
Frances Elizabeth Hendricks,
Deceased.

The administration of the estate of Frances Elizabeth Hendricks, deceased, whose date of death was March 30, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 13, 2026.

Personal Representative:
Joseph C. Hendricks
2510 25th Avenue Drive West
Bradenton, FL 34205
Attorney for Personal Representative:
Michael M. Hamrick
Email Address:
mhamrick@dyeharrison.com
Email Address:
cgodfrey@dyeharrison.com
Florida Bar No. 0290556
Dye Harrison Knowles
Hamrick Kirkland
Pratt DePaola & Johnson, PLLC
410 43rd Street West, Suite N
Bradenton, FL 34209
Telephone: (941) 747-1871
February 13, 20, 2026 26-00233M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
File No. 2026-CP-000205 AX
Probate Division
IN RE: ESTATE OF
Paul Lawrence Fogg, Deceased.

The administration of the estate of Paul Lawrence Fogg, deceased, whose date of death was November 19, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 13, 2026.

Personal Representative:
Elizabeth A. Smilanich
5011 Cobble Shores Way
Wimauma, FL 33598
Attorney for Personal Representative:
Michael M. Hamrick
Email Address:
mhamrick@dyeharrison.com
Email Address:
cgodfrey@dyeharrison.com
Florida Bar No. 0290556
Dye Harrison Knowles Hamrick
Kirkland Pratt DePaola & Johnson, PLLC
410 43rd Street West, Suite N
Bradenton, FL 34209
Telephone: (941) 747-1871
February 13, 20, 2026 26-00240M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
Case Number: 2026 CP 168
IN RE: ESTATE OF
ELIZABETH BAUMGARTNER,
Deceased.

The administration of The Estate of Elizabeth Baumgartner, deceased whose date of death was 10/29/25, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS February 13, 2026

Personal Representative
Carol Brewer
2527 46th Ave W
Bradenton, FL 34207
Attorney for Personal Representative
WILLIAM H. MEEKS, JR.
Florida Bar No: 0278191
1429 60TH Avenue West, Suite 300
Bradenton, Florida 34207
941-755-2674
Attorney for Personal Representative
whmatty@aol.com
February 13, 20, 2026 26-00238M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002537-AX
IN RE: ESTATE OF
EDWARD L. JOHNSON Deceased.

The administration of the estate of EDWARD L. JOHNSON, deceased, whose date of death was August 8, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 13, 2026.

Personal Representative:
JOHN DREW JOHNSON
124 Timber Drive
London, Ontario N6K 4A3 Canada
Attorney for Personal Representative:
Neil R. Covert, Esquire
Attorney
Florida Bar Number: 227285
Neil R. Covert, P.A.
311 Park Place Blvd., Ste. 180
Clearwater, Florida 33759
Telephone: (727) 449-8200
Fax: (727) 450-2190
E-Mail: ncovert@covertlaw.com
Secondary E-Mail:
service@covertlaw.com
February 13, 20, 2026 26-00234M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
File No. 2026-CP-000206 AX
Probate Division
IN RE: ESTATE OF
Laura J. Tingle, Deceased.

The administration of the estate of Laura J. Tingle, deceased, whose date of death was November 6, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 13, 2026.

Personal Representative:
Anthony Paul Stone
5402 Sanderling Ridge Drive
Lithia, FL 33547
Attorney for Personal Representative:
Michael M. Hamrick
Email Address:
mhamrick@dyeharrison.com
Email Address:
cgodfrey@dyeharrison.com
Florida Bar No. 0290556
Dye Harrison Knowles Hamrick
Kirkland Pratt DePaola & Johnson, PLLC
410 43rd Street West, Suite N
Bradenton, FL 34209
Telephone: (941) 747-1871
February 13, 20, 2026 26-00241M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
Manatee COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 179
IN RE: ESTATE OF
SANDRA A. GODING
Deceased.

The administration of the estate of SANDRA A. GODING, deceased, whose date of death was August 29, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 254600, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 13, 2026.

Jennifer W. Wells
606 Marion Hill Lane,
Ruskin, FL 33570
James A. Goding, III
1972 Michigan Ave. NE,
Saint Petersburg, FL 33703
Eugene O. George, Esq.
Bowman, George, Scheb, & Chapman, PA
2750 Ringling Blvd., Suite 3
Sarasota, FL 34237
(941) 366-5510
Florida Bar No. 127285
ggeorge@bowmangeorge.com
Attorneys for Personal Representative
February 13, 20, 2026 26-00237M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.
41-2025 CP-002260-CPAX-MA
IN RE: ESTATE OF
JOE ROBERT WHITE, JR.,
Deceased.

The administration of the estate of JOE ROBERT WHITE, JR., deceased, whose date of death was July 18, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 13, 2026

Personal Representative:
RICHARD HOOKS
510 Stone Drive
Brandon, Florida 33510
Attorney for Personal Representative:
Richard A. Miller
Florida Bar Number: 328911
Miller Troiano, P.A.
Post Office Box 8169
Lakeland, FL 33802
Telephone: (863) 688-7038
Fax: (863) 688-2619
E-Mail: rmiller@millerlawfl.com
Secondary E-Mail:
ddean@millerlawfl.com
February 13, 20, 2026 26-00224M

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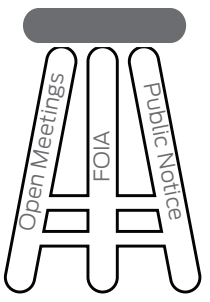
Business Observer
LV4769

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

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

essential elements of public notice:

- **Accessibility**
- **Independence**
- **Verifiability**
- **Archivability**

Publishing notices on the internet is neither cheap nor free

Newspapers remain the primary vehicle for public notice in **all 50 states**

Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It's Your Right to Know.

For legal notice listings go to: **Legals.BusinessObserverFL.com**

To publish your legal notice call: **941-906-9386** or **Legal@BusinessObserverFL.com**

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.

1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it

2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians

3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice

4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law

Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

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To publish your legal notice call: **941-906-9386** or **Legal@BusinessObserverFL.com**

XNLV18187

--- ACTION / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2025-CC-002321
OAKLEAF HAMMOCK HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.
TAMMY KURUTZ,
Defendant.

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, Case No. 2025-CC-002321 the Clerk of the Court, Manatee County, shall sell the property situated in said county, described as:

Lot 33, of OAKLEAF HAMMOCK, PHASE I, according to the plat thereof, as recorded in Plat Book 46, Page(s) 131 through 136, of the public records of Manatee County, Florida.
PARCEL ID NO.: 742502659 ("Property")
Property Address: 7008 40th Court East, Ellenton, Florida 34222

at public sale, to the highest and best bidder for cash at 10:00 a.m. on APRIL 2, 2026. The sale shall be conducted online at http://www.Manatee.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

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

Dated this 9th day of January 2026.
RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Facsimile: (727)723-1131
For Electronic Service:
Pleadings@rpglaw.com
Counsel for Plaintiff
By: /s/ Nicholaos T. Pizanias
Monique E. Parker,
Florida Bar No. 0669210
Bennett L. Rabin,
Florida Bar No. 0394580
Adam C. Gurley,
Florida Bar No. 0112519
Nicholaos T. Pizanias,
Florida Bar No. 118857
10368-045
February 13, 20, 2026 26-00244M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
Case No.: 23-CA-005871
7 DAYS NEW ROOF, INC., f/k/a MAY CUSTOM HOME, INC.
A Florida Corporation,
Plaintiff, v.
MARY L. MYERS
Defendant.

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure entered in the instant matter on January 21, 2026 in the Circuit Court of the Twelfth Judicial Circuit Case, in and for Manatee County, Florida, the Clerk of the Court will sell the following described property located in Manatee County, Florida described as:

Property Address:
252 GATES CREEK RD., BRADENTON, FL 34212
Parcel ID #: 551000003
Legal Description: Begin at the NW corner of Section 20, Township 34 South, Range 19 East, Manatee County, Florida; thence South along the west line of said Section 20, 2788.45 feet to the intersection of said West line end the centerline of a Graded Road running East; thence S87°50'10"E along the centerline of said Graded Road 1322.41 feet; thence S00° 01'10"E 1170.76 feet for a Point of Beginning; thence continue 500° 01'10"E 330 feet; thence N85°46 '00W 662.29 feet; thence North end parallel to the west line of said Section 20, 330 feet; thence S85° 46'00"E 662.18 feet to the P.O.B. Being end lying in Section 20, Township 34 South, Range 19 East, Manatee County, Florida

at public sale, to the highest and best bidder for cash in by electronic sale on APRIL 22, 2026, beginning at 11:00 A.M. (Eastern Time), the Manatee County Clerk of Court will offer by electronic sale at https://manatee.realforeclose.com.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale. The Court, in its discretion, may enlarge the time of the sale.

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

s/Gavin D. Magaziner
Gavin D. Magaziner, Esquire
FLB# 0012016
Email: gavin@gmlawfl.com
MAGAZINER LAW, P.A.
1350 County Road 1, P.O. Box 660
Dunedin, FL 34697
(727) 900-7557 [Telephone]
(727) 900-7574 [Facsimile]
E-Filing: service@gmlawfl.com
assistant@gmlawfl.com
Attorney for Plaintiff
February 13, 20, 2026 26-00226M

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2025CA002250AX
Navy Federal Credit Union
Plaintiff, vs.
The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Aaron T. Sexton a/k/a Aaron Todd Sexton, Deceased; et al
Defendants.

TO: Tarren Scott Sexton
Last Known Address: 618 S Mitchell St, Bloomington, IN 47401
TO: Samuel Thomas Sexton
Last Known Address: 4000 Saint Georges Road, Apt. 103, Ormond Beach, FL 32174

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

UNIT NO. 3-3 OF PHASE 4, SABAL BAY, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 2011, PAGE 7150, AMENDED BY FIRST AMENDMENT TO DECLARATION RECORDED IN O.R. BOOK 2033, PAGE 1795, AS AMENDED BY AMENDMENT TO DECLARATION RECORDED IN OR. BOOK 2043, PAGE 1710, AND AMENDMENTS THERETO, RECORDED IN PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

"In and for Manatee County:

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

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

DATED on 1/22/2026.
Angelina Colonneso
As Clerk of the Court
By (SEAL) K. Gaffney
As Deputy Clerk
File # 25-F02234
February 13, 20, 2026 26-00225M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 412025CA001626CAAXMA
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. DANIEL MENDOZA DIAZ; PATRICIA MENDOZA; UNKNOWN SPOUSE OF DANIEL MENDOZA DIAZ; UNKNOWN SPOUSE OF PATRICIA MENDOZA; WHITNEY MEADOWS COMMUNITY ASSOCIATION, INC.; 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 THEPROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated January 29, 2026 entered in Civil Case No. 412025CA001626CAAXMA in the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and DANIEL MENDOZA DIAZ; PATRICIA MENDOZA; WHITNEY MEADOWS COMMUNITY ASSOCIATION, INC are defendants, Angelina Colonneso, Clerk of Court, will sell the property at www.manatee.realforeclose.com beginning at 11:00 AM on March 4, 2026 the following described property as set forth in said Final Judgment, to-wit:.

LOT 63, WHITNEY MEADOWS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 41, PAGES 1 THROUGH 6, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA
Property Address: 8271 47th St Cir E, Palmetto, FL 34221

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

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

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

Kelley Kronenberg
10360 W State Rd 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
Service E-mail:
ftlrealprop@kelleykronenberg.com
File No: 2390.000657
February 13, 20, 2026 26-00243M

SAVE TIME
E-mail your Legal Notice
Business Observer
legal@businessobserverfl.com
LV4680

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. 412024CA000632CAAXMA
Freedom Mortgage Corporation,
Plaintiff, vs.
Ivan Camastro Ceasar, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 412024CA000632CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Ivan Camastro Ceasar; Hometap Investment Partners III SPV, LLC; Lighthouse Cove at Heritage Harbour, Inc.; Heritage Harbour Master Association, Inc. are the Defendants, that Angelina Colonneso, Manatee County Clerk of Court will sell to the highest and best bidder for cash at, www.manatee.realforeclose.com, beginning at 11:00 AM on the 3rd day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

Lot 3091, Lighthouse Cove at Heritage Harbour, Unit 1, according to the plat thereof recorded in Plat Book 43, Pages 14 through 20, of the Public Records of Manatee County, Florida.
Parcel Identification Number: 11086.0655/9
TAX ID: 1108606559

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 5th day of February 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 24-F00595
February 13, 20, 2026 26-00227M

SUBSEQUENT INSERTIONS

--- ACTION / ESTATE ---

THIRD INSERTION

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

TO: MARY KAY DISBENNETT and TERESA SKAGGS:

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

YOU ARE NOTIFIED that a Complaint for Declaratory Judgment regarding the above described mobile home has been filed against you. You are required to serve a copy of your written defenses, if any, to it on Andrea M. Johnson, Esq., Barnes Walker, Goethe, Perron, Shea & Johnson, PLLC, the Plaintiff's attorney, whose address is 3119 Manatee Avenue West, Bradenton, Florida 34205, on or before 3/6/2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint for Declaratory Judgment.

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

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

Dated 1/23, 2026.
CLERK OF THE CIRCUIT COURT
Angelina "Angel" Colonnesso
As Clerk of the Court
1115 Manatee Avenue West
Bradenton, FL 34205
By: (SEAL) Kris Gaffney
As Deputy Clerk
Jan. 30; Feb. 6, 13, 20, 2026
26-00144M

FOURTH INSERTION

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

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

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

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

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

DATED this 14th day of January, 2026
Angelina Colonneso
Manatee County Clerk
of The Circuit Court
CLERK OF THE CIRCUIT COURT
By: /s/ C. Schmidt
Deputy Clerk
Jan. 23, 30; Feb. 6, 13, 2026
26-00104M

SECOND INSERTION

NOTICE 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 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.

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

SECOND 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 total 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
Rhinelander, 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
Rhinelander, 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

--- PUBLIC SALES / ESTATE ---

SECOND 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

FOURTH INSERTION

PUBLIC NOTICE

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

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

SECOND 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 732.2211

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

SECOND 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. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is 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

SECOND 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
Deceased.

The administration of the estate of VIRGINIA T. PAULSEN, deceased, whose date of death was April 4, 2024, 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.

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

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

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

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

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

Personal Representatives:
NANCY G. MOSELEY a/k/a NANCY C. MOSELEY
c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, Florida 34205
GEORGE T. PAULSEN
c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, Florida 34205
Attorney for Personal Representative:
JENNA KYLE MELTZER
Attorney
Florida Bar Number: 1028517
802 11th Street West
Bradenton, Florida 34205-7734
Telephone: (941) 748-0100
E-Mail: jmeltzer@blalockwalters.com
Secondary E-Mail:
jschembri@blalockwalters.com
Alternate Secondary E-Mail:
mchapman@blalockwalters.com
February 6, 13, 2026 26-00203M

SECOND 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

SECOND 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. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is 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

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-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. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is: 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

SECOND 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 Ceasar 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

SECOND 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 OGON
c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, Florida 34205
Attorney for Person Giving Notice
JENNA KYLE MELTZER
Attorney
Florida Bar Number: 1028517
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
Telephone: (941) 748-0100
E-Mail: jmeltzer@blalockwalters.com
Secondary E-Mail:
jschembri@blalockwalters.com
Alternate Secondary E-Mail:
mchapman@blalockwalters.com
February 6, 13, 2026 26-00207M

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-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. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is: 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

Q&A

Who benefits from legal notices?

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

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

LV18237_V25

--- ACTIONS ---

SECOND 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, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF CELIA NOLI DANDOY STICKLER A/K/A CELIA STICKLER, DECEASED; KEVIN STICKLER, AS POTENTIAL HEIR OF CELIA NOLI DANDOY STICKLER A/K/A CELIA STICKLER; KEVIN STICKLER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CELIA NOLI DANDOY 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, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF CELIA NOLI DANDOY STICKLER A/K/A CELIA STICKLER, DECEASED
(RESIDENCE UNKNOWN)

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

LOT 184, CRYSTAL LAKES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGES 1 THROUGH 14, OF THE PUBLIC 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 Kronenberg, Attorney for Plaintiff, whose address 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 original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

"In and for Manatee County:

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

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

WITNESS my hand and the seal of this Court this 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

SECOND INSERTION

NOTICE AND ORDER TO SHOW CAUSE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL CIVIL DIVISION
CASE NO: 2025-CA-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 special 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, constructing, 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 Statutes, are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises:

NOW, THEREFORE,

IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds 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 (information below), and show cause if any there be why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. The parties and public may access the hearing via the following Zoom link: https://www.zoom.us, Meeting ID: 971 0511 7699, Password 525253, or by calling one of the following numbers and entering the same Meeting ID: (253) 215-8782; (470) 250-9358; (786) 635-1003; or (301) 715-8592.

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

IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds 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 Chambers, Manatee County, Florida.

January 7, 2026
The Honorable Charles Sniffen
Circuit Court Judge

February 6, 13, 2026 26-00184M

SECOND INSERTION

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 following 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, FLORIDA; 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; BEING THE MIDDLE ONE-THIRD OF LOT 2, BLOCK B OF SAID ADAMS SUBDIVISION.

a/k/a 1207 13th Ave W, Bradenton, FL 34205

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

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

"In and for Manatee County:

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

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

WITNESS my hand and the seal of this Court this 2ND day of FEB, 2026.

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

February 6, 13, 2026 26-00195M

SECOND 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, Dniyah; 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, Keri; C033 - Blakely, Tatyana; C040 - crisp, Renee; C049 - maldonado, daisy; C052 - Lugi, Marc; C083 - Merant, Kernard; C097 - Truewell, 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, Shedrea; 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

SECOND 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

THIRD INSERTION

NOTICE OF ACTION
TERMINATION OF PARENTAL RIGHTS
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY
CASE NO. 2022-DP-644Div.J
IN THE INTEREST OF:
J.A.A. DOB: 4/16/2025,
MINOR CHILD
TO: Nathan Adams, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: J.A.A. born on 4/16/2025. You are hereby commanded to appear on March 10, 2026, at 4:30 PM before the Honorable Gilbert A. Smith, Jr. at the Manatee County Judicial Center Courtroom 3A 1051 Manatee Ave. W Bradenton, Florida 34206, for an ADVISORY HEARING.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.

In and for Manatee County:

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

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

WITNESS, my hand as Clerk of said Court and the Seal thereof, this 15 day of JANUARY, 2026.

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

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

THIRD INSERTION

NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-1293
IN RE: ESTATE OF NORMAN EDWARD PELLETIER A/K/A NORMAN PELLETIER
Deceased.
TO: CHRYSTAL COPPINGER a/k/a CHRYSTAL COPPENGER
f/k/a CHRYSTAL GAYLE PELLETIER
Address and Last Known Whereabouts Unknown

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

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

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

Dated on 1-22-26.

First publication on January 30, 2026.

ANGELINA COLONNESO
As Clerk of Court
By: As Deputy Clerk
Probate Division
1115 Manatee Avenue West
Bradenton, Florida 34205

Jan. 30; Feb. 6, 13, 20, 2026
26-00166M

SECOND 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

--- ACTIONS / SALES ---

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

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

Dated at Manatee County Courthouse, Bradenton, Florida, this ___ day of ____, 2026.

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 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 Colonneso as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on February 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: flmail@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

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

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

DATED: 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

SECOND 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; LYNNE 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; LYNNE 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

SECOND 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 HA VE 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 Sheriffs Office, at the address of 600 Hwy. 301 Blvd. W., Ste. 202, Bradenton, FL 34205 within 20 days after last publication of this Notice and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"In and for Manatee County:

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

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

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

SECOND 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, GRANTEES, 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).

TO: WEBSTER LEON MURRY A/K/A WEBSTER LEON MURRAY
1811 3rd AVE W
PALMETTO, FL 34221
This is the Property Address
Current Residence is Unknown

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

BEGINNING 330 FEET WEST 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@dallegal.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 Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011."

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

DATED on 1/29, 2026.

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

SECOND 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, GRANTEES, 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, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Angelina "Angel" Colonneso 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.RY, THENCE GO WESTERLY ALONG THE SAID EXTENDED LINE OF BLK 8 TO THE NORTHEASTERLY CORNER 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 107TO 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 OFFICIAL 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
LV20878_V28