

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

**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 3/19/2026 10:00am  
 Cierra Thomas - boxes, totes, children's items  
 Kristi Hayes - collectibles, swords, shelves, boxes  
 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.  
 Feb. 27; Mar. 6, 2026 26-00309M

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES**  
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of "DAUGHTER AND SON", located at 518 - 13TH Street West, Bradenton, Florida 34205, in the County of Manatee, in the City of Bradenton, State of Florida, 34205 (Zip code). GALATIANS 6:2, INC., a limited liability corporation, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
 DATED at Bradenton, Manatee County, Florida, this 18th day of February, 2026.  
 GALATIANS 6:2, INC.,  
 A Florida corporation  
 By: /s/Gary Crawford, Manager  
 Gary R. Crawford, Manager  
 February 27, 2026 26-00304M

**FIRST INSERTION**  
**715.105 NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY**  
 (Certified Mail, Return Receipt Required and by Regular Mail) AND PUBLISHED PURSUANT TO F.S. 709.109(2)  
**COLONIAL MANOR MHC HOLDINGS, LLC**  
**900 9TH AVENUE EAST PALMETTO, FL 34221**  
 TO: Kenneth W. Kutschkau and Any Unknown Party(s) in Possession 900 9th Avenue East, Lot #86 Palmetto, Florida 34221  
 CMRR: 9589-0710-5270-0136-5686-31  
 When you vacated the premises at 900 9TH AVENUE EAST, LOT 86, PALMETTO, FL 34221 the following personal property remained:  
 1971 MAUVE RITZ-CRAFT INC. UNKNOWN MODEL DOUBLE WIDE MOBILE HOME, VIN# No.07903168B; Title # 0004137264; VIN# No.07903168A; Title No. 0004137263 and UNIDENTIFIED PERSONAL PROPERTY INSIDE IT.  
 Feb. 27; Mar. 6, 2026 26-00329M

If you own this property, you may claim it at: 900 9th AVENUE EAST, PALMETTO, FL 34221 (Main Office)  
 Unless you pay the reasonable costs of storage and advertising, if any, for all the above described property and take possession of the property which you claim, not later than March 13, 2026 at 11:00 a.m., this property will be sold pursuant to Florida Statutes §715.109.  
 PLEASE NOTE: If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the money.  
 DATE: February 24, 2026  
**COLONIAL MANOR MHC HOLDINGS, LLC**  
**CHERYL PEAKE, PARK MANAGER**  
 900 9th Avenue East Palmetto, FL 34221 (941) 722-3191  
 Feb. 27; Mar. 6, 2026 26-00329M

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
 Notice is hereby given that on 03/13/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1966 CHAT mobile home bearing vehicle identification number 4925, and all personal items located inside the mobile home. Last Tenant: Ernest Daniel Cronk. Sale to be held at: Village on the Greens, 508 44th Avenue E, Lot No. K-13, Bradenton, Florida 34203, (941-755-8909).  
 Feb. 27; Mar. 6, 2026 26-00338M

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
 Notice is hereby given that on 03/13/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1979 TROP mobile home bearing vehicle identification numbers 2708A and 2708B and all personal items located inside the mobile home. Last Tenant: John Walter Templeton and Gayle Kristine Hansen. Sale to be held at: Two Rivers MHP, 2800 Manatee Avenue, E., Bradenton, Florida 34208 (941)-896-6000.  
 Feb. 27; Mar. 6, 2026 26-00339M

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
 Notice is hereby given that on 03/13/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1966 CHATE mobile home bearing the vehicle identification numbers 4799 and 4799L, and all personal items located inside the mobile home. Last Tenant: David William Fitzhugh, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devises of David William Fitzhugh, and Unknown Party or Parties in Possession. Sale to be held at: Village on the Greens, 508 44th Avenue E, Lot No. K-13, Bradenton, Florida 34203, (941-755-8909).  
 Feb. 27; Mar. 6, 2026 26-00337M

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
 Notice of Public Auction for monies due on storage units. The auction will be held on March 19 2026, at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.  
 3602 14th Street West  
 Bradenton, FL 34205  

NAME	UNIT	BALANCE
William Clack	38	211.8
Sabrina Yawn	36	401.8
Alissa Bennett	36	393.8
MIRACLE OSUIGWE	49	213.8
Sanda fluerival	45	397.8

  
 7735 US 41  
 Palmetto FL 34221  

NAME	UNIT	BALANCE
JAMIYA Barnes	2175	353.8
PEDRO SAINTERLING	3257	439.9
Samantha Gholar	1006	373.8

  
 February 27; March 6, 2026 26-00314M

**FIRST INSERTION**  
**ADVERTISEMENT OF SALE**  
 Property described below will be sold per the Florida Self Storage Facility Act. Sale on Monday the 16th day of March, 2026 at 10:00 AM with bidding to take place on lockerfox.com. Payment and pickup at facility. Otter Self Storage - Whitfield Sarasota, 2024 Whitfield Park Dr, Sarasota, FL, 34243 Chadwick Warner Sale is subject to cancellation in the event of settlement between owner and obligated party.  
 Feb. 27; Mar. 6, 2026 26-00312M

**FIRST INSERTION**  
**NOTICE OF VACATING CERTAIN STREETS, ROADS OR OTHER APPROPRIATE PROPERTY**  
 Nicholas and Lisa Neri and Ted and Carrie Fidler do hereby give notice, pursuant to Section 336.10, Florida Statutes, and Section 331 of the Manatee County Land Development Code, that Resolution R-26-003, vacating, closing, and abandoning a street, alleyway, road, highway, or other place used for travel was adopted by the Board of County Commissioners of Manatee County, Florida.  
 February 27, 2026 26-00305M

**FIRST INSERTION**  
**PUBLIC NOTICE**  
 The Manatee County Building and Construction Services, in accordance with National Flood Insurance Program regulation 65.7(b)(1), hereby gives notice of Manatee County's intent to revise the flood hazard information, generally located East of Sawgrass Road, West of Fort Hamer Road, and North of Moccasin Wallow Road. The flood hazard revisions are being proposed as part of Letter of Map Revision (LOMR) Case No. 25-04-5995P. Specifically, the flood hazard information will be revised within the Little Manatee River Watershed. Pulte Homes constructed a residential development, affecting several unnamed wetlands and ponds, including POND 15, POND 16, POND 3A1, POND 3A2, POND 48, POND 5A, POND 5B, POND 6, POND 8, POND W5, POND W7, POND W8B, POND W9, POND X, SUMP 1, SUMP 12, SUMP 30, SUMP 3C, SUMP 3D, SUMP 5, SUMP 6, SUMP 8A, WETLAND 12, WETLAND 16, WETLAND 3A, WETLAND 48, WETLAND 4A, WETLAND 5, WETLAND 6, WETLAND 7, WETLAND 7- MG and WETLAND 8.  
 Feb. 27; Mar. 6, 2026 26-00328M

**FIRST INSERTION**  
**Notice of Public Meeting Lakewood Ranch Stewardship District**  
 A meeting of the Board of Supervisors of the Lakewood Ranch Stewardship District will be held on Friday, March 6, 2026, at 9:00 a.m. at Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, FL 34202. The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for independent special districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Supervisors or staff may participate by speaker telephone.  
 A copy of the agenda for the meeting may be obtained at the offices of the District Manager, PFM Group Consulting LLC, located at 3501 Quadrangle Boulevard, Suite 270, Orlando 32817, (407) 723-5900, during normal business hours.  
 Any person requiring special accommodations at the meeting because of disability or physical impairment should contact the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.  
 Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.  
 Jane Gaarlandt  
 District Manager  
 February 27, 2026 26-00313M

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
 Extra Space Storage, 5311 34th Street W Bradenton, FL 34210 on 3/19/2026 at 10:00 AM  
 Aliyah Lopes- Couch, tvs, personal belongings, clothes, shoes  
 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.  
 Feb. 27; Mar. 6, 2026 26-00308M

**FIRST INSERTION**  
**Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes**  
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of BLOCK PERFORMANCE located at 8429 LORRAINE RD., STE 326, in the County of MANATEE, in the City of Bradenton, Florida 34202 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
 Dated at MANATEE, Florida, this 18th day of February, 2026.  
**BLOCK PERFORMANCE SOLUTIONS, LLC**  
 February 27, 2026 26-00306M

As a result of the revision, the 1% annual chance water-surface elevations shall increase, decrease, and be established, and the 1% annual chance floodplain shall widen, narrow, and be established within the area of revision.  
 Maps and detailed analysis of the revision can be reviewed at the Manatee County Operations Center 2101 47th Terrace E Bradenton, FL 34203. Interested persons may call Matt Rush, Building Official at (941) 748-4501 for additional information from 8 AM to 5 PM during working hours to discuss.  
 February 27, 2026 26-00328M

**FIRST INSERTION**  
**NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT**  
 Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Residential activities on 25.82 acres known as Aqua Phase II Modification. The project is located in Manatee County, Section(s) 17 & 18, Township 35 South, Range 17 East. The permit applicant is Cargor Partners VIII- Long Bar Ponte LLLP whose address is 1651 Whitfield Ave Suite 200, Sarasota FL 34243. The Permit No. is 43040157.064.  
 The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, Florida 33637.  
**NOTICE OF RIGHTS**  
 Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.  
 Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.  
 Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.  
 February 27, 2026 26-00311M

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
 Auction date and time:  
 03/19/2026 @ 11AM  
 Surtha Romain - 1 qn matt & box, 2 frm, hd brd, 1 drsr, 2 nt std, 3 pc tbl, tv std, cof tbl, 2 shvs, 1 rely  
 Extra Space Storage  
 5225 Caruso Road, Bradenton, FL 34203 941-216-0233  
 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.  
 Feb. 27; Mar. 6, 2026 26-00315M

**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 03/19/2026 at 10:00 AM  
 Michael Dixon - clothes, shoes, household good  
 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.  
 Feb. 27; Mar. 6, 2026 26-00317M

**FIRST INSERTION**  
**NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY**  
 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
**CASE NO: 2024 CA 001278 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE TERWIN MORTGAGE TRUST 2006-5 ASSET-BACKED SECURITIES, SERIES 2006-5, Plaintiff, v. JOSE L. MARTINEZ, ET. AL., Defendant(s).**  
 TO: STEVEN E. MARTINEZ  
 Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantee, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents, or otherwise not sui juris.  
 YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being situated in Manatee County, Florida, more particularly described as follows:  
 THE FOLLOWING REAL PROPERTY SITUATE IN COUNTY OF MANATEE, AND STATE OF FLORIDA, DESCRIBED AS FOLLOWS:  
 LOT 79, BLOCK "C-5", SUMMERFIELD VILLAGE SUB-PHASE B, UNIT 2, TRACT 325, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 29, PAGES 70 THROUGH 72,  
 OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA.  
 more commonly known as 11219 Marigold Drive, Bradenton, Florida 34202.  
 This action has been filed against you and you are required to serve a copy of your written defense, if any, upon BITMAN O'BRIEN, PLLC, Attorneys for Plaintiff, whose address is 610 Crescent Executive Ct., Suite 112, Lake Mary, FL 32746, within thirty (30) days after the first publication of this notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.  
 In and for Manatee County:  
 If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.  
 If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
 WITNESS my hand and seal of this Court on the 5TH day of FEBRUARY, 2026.  
 ANGELINA COLONNESO  
 Circuit and County Courts  
 By: (SEAL) K. Gaffney  
 Deputy Clerk  
 Feb. 27; Mar. 6, 2026 26-00341M

lv20906\_v11



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

--- PUBLIC NOTICE / ACTION ---

FIRST INSERTION

# TRAILER ESTATES SAMPLE BALLOT

## Elección de Trailer Estates BOLETA DE MUESTRA

### Deed Restriction Amendment One

#### Enmiendas de Restricción de Escritura Número Uno

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

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

##### Enmienda a las restricciones de señalización del Distrito de Parques y Recreación de Trailer Estates para permitir letreros específicos.

¿Deben modificarse las restricciones de escritura del Distrito para permitir la colocación de un letrero de no más de 60 x 45 cm en la propiedad con fines de venta o alquiler? También se permite la señalización política, conforme a lo estipulado en las Normas y Reglamentos del Distrito. No se permiten otros tipos de letreros.

- Yes - Approve  
Sí - Apruebo
- No - Reject  
No - Rechazar

### Deed Restriction Amendment Two

#### Enmiendas de Restricción de Escritura Número Dos

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

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

##### Enmienda a las restricciones de escritura del Distrito de Parques y Recreación de Trailer Estates para autorizar la tenencia de mascotas en todo el distrito.

¿Deberían modificarse las restricciones de la escritura del Distrito para permitir que las mascotas domésticas, limitadas a un máximo de dos perros, dos gatos o dos pájaros enjaulados, residan dentro del Distrito y no en una zona específica? Las mascotas deben estar al día con sus vacunas.

- Yes - Approve  
Sí - Apruebo
- No - Reject  
No - Rechazar

### Deed Restriction Amendment Three

#### Enmiendas de Restricción de Escritura Número Tres

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

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

##### Enmienda a las restricciones de redacción del Distrito de Parques y Recreación de Trailer Estates para incluir una definición de "antiestético".

¿Deben modificarse las restricciones de escritura del Distrito para incluir la definición del Distrito de "Desagradable" como el estándar mínimo de cuidado para preservar las propiedades dentro del Distrito?

- Yes - Approve  
Sí - Apruebo
- No - Reject  
No - Rechazar

### VOTING ON ELECTION DAY

Tuesday, March 10, 2026

Polls Open 12:00 Noon until 8:00 pm

Precinct Location

Trailer Estates Auditorium

1903 69th Ave W, Bradenton

This "SAMPLE" ballot is for information purposes only and was prepared in accordance with Section 101.20, Florida Statutes, and furnished by the Supervisor of Elections Office of Manatee County.

### VOTE BY MAIL

Eligible voters may request a Vote By Mail ballot by emailing their name, mailing address, date of birth, FL Drivers License/FL ID or last 4 digits SS# and address of Trailer Estates Property to:

**Info@VoteManatee.gov**

or calling and requesting a ballot to: **941-741-3823**

By Thursday, February 26, 2026

Voted Vote By Mail ballots must be received at the Supervisor of Elections office by **5:00 pm on Monday, March 9, 2026**

### VOTACIÓN EL DÍA DE LAS ELECCIONES

Martes, 10 de marzo de 2026

Encuestas abiertas

las urnas abren desde las 12:00

del mediodía hasta las 8:00 pm

Ubicación del recinto

Auditorio Trailer Estates

1903 69th Ave W, Bradenton

Esta boleta de "MUESTRA" es solo para fines informativos y se preparó de acuerdo con la Sección 101.20, Estatutos de Florida y proporcionados por el Supervisor de la Oficina de Elecciones del Condado de Manatee.

### VOTO POR CORREO

Los votantes elegibles pueden solicitar una boleta de votación por correo enviando un correo electrónico con su nombre, dirección postal, fecha de nacimiento, FL Licencia de conducir / ID de Florida o los últimos 4 dígitos SS # y dirección de la propiedad Trailer Estates a:

**Info@VoteManatee.gov**

o llamando y solicitando una boleta a: **941-741-3823**

para el jueves 26 de febrero de 2026

Se deben recibir las boletas con voto por correo en la oficina del Supervisor de Elecciones antes de las **5:00 pm del lunes 9 de marzo de 2026**



## Manatee County Supervisor of Elections

600 301 Blvd. W, Suite 108, Bradenton, FL 34205-7946

PH: 941-741-3823 | FX: 941-741-3820

VoteManatee.gov | Info@VoteManatee.gov

February 27, 2026

26-003343M

FIRST INSERTION

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

CASE No. 2025CA000263AX

**BANK OF AMERICA, N.A.,**

**PLAINTIFF, VS.**

**MARY S. ALLOY, ET AL.**

**DEFENDANT(S).**

To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF MARY S. ALLOY (DECEASED)

RESIDENCE: UNKNOWN  
LAST KNOWN ADDRESS: 7714 Plantation Circle, Bradenton, FL 34201

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

UNIT 7714, CAROLINA LANDINGS AT UNIVERSITY PLACE CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 1956, PAGES 7581, AS AMENDED, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after

the first publication of this notice, either before or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

In and for Manatee County:

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

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

Dated 2/25/2026

Angelina Colonneso  
Clerk of the Circuit Court  
By: (SEAL) K. Gaffney  
Deputy Clerk of the Court

Our Case#: 24-001062/2025CA000263AX/BOA  
Feb. 27; Mar. 6, 2026 26-00342M



### How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

To publish your legal notice email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

LV18237\_2V26

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY FLORIDA  
PROBATE DIVISION  
**File Number: 2024CP002558**  
**Division: PROBATE**  
**IN RE: ESTATE OF**  
**CORNELIUS JACKSON SR**  
**Deceased.**

The administration of the estate of CORNELIUS JACKSON SR, deceased, whose date of death was October 25, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 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: 02/27/2026

**Personal Representative**

**D'jion M. Jackson**

217 NW Goldcoast Avenue  
Port St. Lucie, Florida 34983  
Attorney for Personal Representative  
Erin Kirkwood  
Attorney

Florida Bar Number: 61700  
607 SW Saint Lucie Crescent, Suite 106  
Stuart, FL 34994

Telephone: (772) 210-2529  
E-Mail: erin@erinkirkwoodlaw.com  
Secondary E-Mail:

cari@erinkirkwoodlaw.com  
Feb. 27; Mar. 6, 2026 26-00320M

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 2026 CP 259 AX**  
**Division Probate**  
**IN RE: ESTATE OF**

**JOHN WILLIAM BOGGS Deceased.**  
The administration of the estate of John William Boggs, deceased, whose date of death was July 24, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 sur-

viving 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 27, 2026.

**Personal Representative:**

**Sharon Kay Boggs**

1223 124th St E  
Bradenton, Florida 34212  
Attorney for Personal Representative:  
Daniel Hooper Smith, Esq., Attorney  
Florida Bar Number: 1006829

ADVOCATES IN AGING  
WIESNER SMITH PLLC  
328 N Rhodes Avenue  
Sarasota, Florida 34237

Telephone: (941) 365-9900  
Fax: (941) 365-4479  
E-Mail: daniel@wiesnerlaw.com

Secondary E-Mail:  
sheri@wiesnerlaw.com

Tertiary E-Mail:  
rachel@wiesnerlaw.com  
Feb. 27; Mar. 6, 2026 26-00327M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
12TH JUDICIAL CIRCUIT IN AND  
FOR MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**FILE NO. 2025 CP 002290 AX**  
**Division PROBATE**  
**IN RE: ESTATE OF**  
**JOSEPH CHARLES MESSINA**  
**Deceased.**

The administration of the estate of Joseph Charles Messina, deceased, whose date of death was June 26, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Judicial Center, 1051 Manatee Ave. W., Bradenton, FL, 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative 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 27, 2026.

**Personal Representative:**

**Donna Messina**

7120 Henry Dr., Apt. 334  
Bradenton, Florida 34210  
Attorney for Personal Representative:  
Stacey Maloney, Esq.

Attorney for Donna Messina  
Florida Bar Number: 1022354  
The Law Office of Stacey Maloney,  
PLLC

1990 Main St., Ste. 750  
Sarasota, FL 34236  
Telephone: (941) 301-8877  
E-Mail: stacey@maloneylegalfl.com

Feb. 27; Mar. 6, 2026 26-00326M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2026-CP-000223**  
**IN RE: ESTATE OF**  
**PATRICK FRANKLIN, SR.,**  
**Deceased.**

The administration of the estate of PATRICK FRANKLIN, SR., deceased, whose date of death was January 22, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the personal representatives 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 representatives have no duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 27, 2026.

**HEATHER FRANKLIN**

**Personal Representative**

5325 Fox Run Way  
Sarasota, FL 34231

**PATRICK FRANKLIN, JR.**

**Personal Representative**

4146 Cincinnati Street  
North Port, FL 34286

Robert D. Hines, Esq.  
Attorney for Personal Representatives  
Florida Bar No. 0413550

Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612

Telephone: 813-265-0100  
Email: rhines@hnh-law.com

Secondary Email:  
ntservice@hnh-law.com

Feb. 27; Mar. 6, 2026 26-00307M

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2026 CP 141**  
**IN RE: ESTATE OF**  
**JUSTUS C. YERGER, III,**  
**Deceased.**

The administration of the estate of JUSTUS C. YERGER, III, deceased, whose date of death was NOVEMBER 3, 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, 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 27, 2026.

**Personal Representative**

**Diane M. Yerger**

1201 Bayshore Dr.  
Bradenton, FL 34250

Attorney for Personal Representative  
William Shaffer, Esq.

Bouziane Shaffer, LLC  
Attorney for Petitioner  
Florida Bar No. 65952

In a joint venture with  
Hamilton Price, P.A.  
2400 Manatee Ave. W.  
Bradenton, FL 34205

Telephone: 941-748-0550  
Email: Will@hamiltonpricelaw.com

Secondary Email:  
Tara@hamiltonpricelaw.com

Feb. 27; Mar. 6, 2026 26-00319M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2026 CP 279**  
**IN RE: ESTATE OF**  
**MARY ELLEN PICKERING,**  
**Deceased.**

The administration of the estate of MARY ELLEN PICKERING, deceased, whose date of death was DECEMBER 24, 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, 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 27, 2026.

**Personal Representative**

**Kevin D. Pickering**

9514 Loon Court  
Lakeland, FL 33810

Attorney for Personal Representative  
William Shaffer, Esq.

Bouziane Shaffer, LLC  
Attorney for Petitioner  
Florida Bar No. 65952

In a joint venture with  
Hamilton Price, P.A.  
2400 Manatee Ave. W.  
Bradenton, FL 34205

Telephone: 941-748-0550  
Email: Will@hamiltonpricelaw.com

Secondary Email:  
Tara@hamiltonpricelaw.com

Feb. 27; Mar. 6, 2026 26-00318M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 2026-CP-0364**  
**IN RE: ESTATE OF**  
**WANDA MAE RUNION,**  
**Deceased.**

The administration of the estate of WANDA MAE RUNION, deceased, whose date of death was December 19, 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 27, 2026.

**Tamitha T. Shepard**

**Personal Representative**

11542 Summit Rock Court  
Parrish, FL 34219-7571

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:  
mccarmichael@barneswalker.com

Feb. 27; Mar. 6, 2026 26-00335M

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 2026-CP-0196**  
**IN RE: ESTATE OF**  
**ROBERT S. BRADT,**  
**Deceased.**

The administration of the estate of ROBERT S. BRADT, deceased, whose date of death was November 16, 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 27, 2026.

**Robert J. Bradt**

**Personal Representative**

995 Bacon Hill Road  
Skaneateles, NY 13152

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:  
mccarmichael@barneswalker.com

Feb. 27; Mar. 6, 2026 26-00333M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 2026-CP-0356**  
**IN RE: ESTATE OF**  
**RUTH ANN DARROW,**  
**Deceased.**

The administration of the estate of RUTH ANN DARROW, deceased, whose date of death was December 31, 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 27, 2026.

**Lynn Judi Darrow**

**Personal Representative**

29 Daggett Street  
Moosup, CT 06354

Caroline M. Tschida  
Attorney for Personal Representative  
Florida Bar No. 1064556

BARNES WALK

## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
12TH JUDICIAL CIRCUIT,  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
GENERAL JURISDICTION  
DIVISION

**CASE NUMBER:**  
412025CA001032CAAXMA  
**PENNYMAC LOAN SERVICES,  
LLC,**  
**Plaintiff, vs.**  
**ROBERT BRINTON A/K/A  
ROBERT MICHAEL BRINTON,  
JR.; MEGAN IRENE THORNE  
A/K/A MEGAN BRINTON;  
UNKNOWN SPOUSE OF ROBERT  
BRINTON A/K/A ROBERT  
MICHAEL BRINTON, JR.;**  
**HOMEOWNERS' ASSOCIATION  
OF SOUTHERN OAKS, INC.;**  
**SOUTHERN OAKS COMMUNITY  
ASSOCIATION, INC.; AMERICAN  
EXPRESS NATIONAL BANK;  
UNKNOWN TENANT #1;  
UNKNOWN TENANT #2,  
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Mortgage Foreclosure dated February 09, 2026 entered in Civil Case No. 412025CA001032CAAXMA of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and ROBERT BRINTON and MEGAN BRINTON, et al, are Defendants. The Clerk, ANGELINA M. COLONNESO, shall sell to the highest and best bidder for cash at MANATEE County's On Line Public Auction website: <https://manatee.realforeclose.com>, at 11:00 AM on March 11, 2026, in accordance with Chapter 45, Florida Statutes, the following described property located in MANATEE County, Florida, as set forth in said Uniform Final Judgment

of Mortgage Foreclosure to-wit:  
LOT 78, SOUTHERN OAKS  
PHASE I AND II, ACCORD-  
ING TO THE MAP OR PLAT  
THEREOF, AS RECORDED  
IN PLAT BOOK 65, PAGE 128  
THROUGH 144, INCLUSIVE,  
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. 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.

Todd C. Drosky, Esq.  
FRENKEL LAMBERT WEISMAN & GORDON, LLP  
One East Broward Boulevard,  
Suite 1111  
Fort Lauderdale, Florida 33301  
Telephone: (954) 522-3233 |  
Fax: (954) 200-7770  
FL Bar #: 54811  
DESIGNATED PRIMARY E-MAIL  
FOR SERVICE PURSUANT TO FLA.  
R. JUD. ADMIN 2.516  
fleservice@flvlaw.com  
04-098505-F01  
Feb. 27; Mar. 6, 2026 26-00303M

## FIRST INSERTION

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

**CASE NO. 2025 CC 002802**  
**TARA PLANTATION GARDENS  
CONDOMINIUM  
ASSOCIATION, INC., a Florida  
not-for-profit corporation,**  
**Plaintiff, vs.**  
**DEBRA ANN BEATON; IF  
LIVING, and IF DECEASED, THE  
UNKNOWN SPOUSE, HEIRS,  
DEVISEES, GRANTEES, LIENORS,  
TRUSTEES, OR OTHERS  
CLAIMING BY, THROUGH,  
UNDER OR AGAINST DEBRA  
ANN BEATON, DECEASED;  
UNKNOWN TENANT OR  
OCCUPANT #1, AS UNKNOWN  
TENANT OR OCCUPANT IN  
POSSESSION; AND UNKNOWN  
TENANT OR OCCUPANT #2,  
AS UNKNOWN TENANT OR  
OCCUPANT IN POSSESSION,  
Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Summary Judgment of Foreclosure as to Count I entered in the above styled Case Number 2025 CC 000980, in the County Court of Manatee, Florida, that the Clerk of Court for Manatee County will sell the following real property, in Manatee County, Florida, described as:

Unit No. 2-C, TARA PLANTATION GARDENS, a Condominium, according to the Declaration of Condominium, thereof recorded in O.R. Book 1432, Page 3375 through 3467, inclusive, of the Public Records of Manatee County, Florida.

With a street address of 5523 Fair Oaks Street, Unit No. 2-C, Bradenton, FL 34203 at public sale, to the highest and best bidder for cash via Internet at: [www.manatee.realforeclose.com](http://www.manatee.realforeclose.com) at 11:00 a.m. on March 26, 2026. The highest bidder shall immediately post with the Clerk of Court a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check.

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-

SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT OF SARASOTA COUNTY, WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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.

JOHN PAUL JABRO, ESQUIRE  
Florida Bar No. 1049661  
The Law Offices of  
Lobeck & Rowe, P.A.  
2033 Main Street, Suite 403  
Sarasota, FL 34237  
Ph: (941) 955-5622  
Email: [jjabro@lobeckrowe.com](mailto:jjabro@lobeckrowe.com)  
Attorneys for Plaintiff, TARA PLANTATION GARDENS CONDOMINIUM ASSOCIATION, INC.

Feb. 27; Mar. 6, 2026 26-00321M

## 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. 41-2025-CA-000164**  
**METROPOLITAN LIFE  
INSURANCE COMPANY,**  
**Plaintiff, vs.**  
**LOUIS PHILLIPE DILAURO A/K/A  
LOUIS PHILLIPE SEAMUS DI  
LAURO, et al.**

**Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 27, 2026, and entered in 41-2025-CA-000164 of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein METROPOLITAN LIFE INSURANCE COMPANY is the Plaintiff and LOUIS PHILLIPE DILAURO A/K/A LOUIS PHILLIPE SEAMUS DI LAURO; UNKNOWN SPOUSE OF LOUIS PHILLIPE DILAURO A/K/A LOUIS PHILLIPE SEAMUS DI LAURO are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at [www.manatee.realforeclose.com](http://www.manatee.realforeclose.com), at 11:00 AM, on March 18, 2026, the following described property as set forth in said Final Judgment, to wit:  
LOT 1 AND THE NORTH  
19.75 FEET OF LOT 2, BLOCK  
L, BEARS'S SUBDIVISION,  
AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1,  
PAGE 324, OF THE PUBLIC

RECORDS OF MANATEE  
COUNTY, FLORIDA.  
1302 28TH ST W, BRADEN-  
TON, 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 24 day of February, 2026.  
ROBERTSON, ANSCHUTZ,  
SCHNEID, CRANE & PARTNERS,  
PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: [fmail@raslg.com](mailto:fmail@raslg.com)  
By: \S\Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
[dsalem@raslg.com](mailto:dsalem@raslg.com)  
24-225246 - NaP  
Feb. 27; Mar. 6, 2026 26-00336M

## FIRST INSERTION

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

**CASE NO.: 2025 CC 004469**  
**LEISURE LAKE CO-OP, INC., a  
Florida not-for-profit corporation,**  
**Plaintiff, vs.**  
**KENNETH JULIAN FAILING, et al.**

**Defendant(s).**  
TO: UNKNOWN SPOUSE OF KENNETH JULIAN FAILING  
Last Known Address: 347 Peace Manor,  
Palmetto, Florida 34221

YOU ARE NOTIFIED that an action has been filed against you in the County Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, for foreclosure of a claim of lien and for damages, regarding the following real property in Manatee County, Florida,  
UNIT #347, OF LEISURE LAKE VILLAGE, A/K/A LEISURE LAKE MOBILE HOME PARK, A COOPERATIVE, ACCORDING TO EXHIBIT "B" (PLOT PLAN) OF THE MASTER FORM PROPRIETARY LEASE RECORDED IN OFFICIAL RECORDS BOOK 1316, PAGES 2570 THROUGH 2595, INCLUSIVE, AS AMENDED, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.  
Commonly identified as: 347 Peace Manor, Palmetto, Florida 34221

and you are required to serve a copy of your written defenses, if any, within 30 days after the first publication of this notice on Plaintiff's attorney, Kari L. Martin, whose address is 1401 8th Avenue West, Bradenton, Florida 34205,

and to file the original with the Clerk of this Court, at the Manatee County Judicial Center, 1115 Manatee Avenue W., Bradenton, Florida 34205, either before service of your defenses on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint of petition.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

"In and for Manatee County:  
If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or [www.gulfoastlegal.org](http://www.gulfoastlegal.org), or Legal Aid of Manasota at (941) 747-1628 or [www.legalaidofmanasota.org](http://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 said Court on 2/18, 2026.

ANGELINA "ANGEL" COLONNESO  
CLERK OF COURT  
By: (SEAL) K. Gaffney  
As Deputy Clerk  
Feb. 27; Mar. 6, 2026 26-00301M

## FIRST INSERTION

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

**CASE NO.: 2025 CC 004469**  
**LEISURE LAKE CO-OP, INC., a  
Florida not-for-profit corporation,**  
**Plaintiff, vs.**  
**KENNETH JULIAN FAILING, et al.**

**Defendant(s).**  
TO: KENNETH JULIAN FAILING  
Last Known Address: 347 Peace Manor,  
Palmetto, Florida 34221

YOU ARE NOTIFIED that an action has been filed against you in the County Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, for foreclosure of a claim of lien and for damages, regarding the following real property in Manatee County, Florida,  
UNIT #347, OF LEISURE LAKE VILLAGE, A/K/A LEISURE LAKE MOBILE HOME PARK, A COOPERATIVE, ACCORDING TO EXHIBIT "B" (PLOT PLAN) OF THE MASTER FORM PROPRIETARY LEASE RECORDED IN OFFICIAL RECORDS BOOK 1316, PAGES 2570 THROUGH 2595, INCLUSIVE, AS AMENDED, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.  
Commonly identified as: 347 Peace Manor, Palmetto, Florida 34221

and you are required to serve a copy of your written defenses, if any, within 30 days after the first publication of this notice on Plaintiff's attorney, Kari L. Martin, whose address is 1401 8th Avenue West, Bradenton, Florida 34205, and to file the original with the Clerk

of this Court, at the Manatee County Judicial Center, 1115 Manatee Avenue W., Bradenton, Florida 34205, either before service of your defenses on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint of petition.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

"In and for Manatee County:  
If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or [www.gulfoastlegal.org](http://www.gulfoastlegal.org), or Legal Aid of Manasota at (941) 747-1628 or [www.legalaidofmanasota.org](http://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 said Court on 2/18, 2026.

ANGELINA "ANGEL" COLONNESO  
CLERK OF COURT  
By: (SEAL) K. Gaffney  
As Deputy Clerk  
Feb. 27; Mar. 6, 2026 26-00300M

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
12TH JUDICIAL CIRCUIT,  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
GENERAL JURISDICTION  
DIVISION

**CASE NUMBER:**  
412023CA004602CAAXMA  
**LOANDEPOT.COM, LLC,**  
**Plaintiff, vs.**  
**VICTOR MARTINEZ; UNKNOWN  
SPOUSE OF VICTOR MARTINEZ;  
UNKNOWN TENANT #1;  
UNKNOWN TENANT #2,  
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Mortgage Foreclosure dated February 06, 2026 entered in Civil Case No. 412023CA004602CAAXMA of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein LOANDEPOT.COM, LLC is Plaintiff and VICTOR MARTINEZ, et al, are Defendants. The Clerk, ANGELINA M. COLONNESO, shall sell to the highest and best bidder for cash at MANATEE County's On Line Public Auction website: <https://manatee.realforeclose.com>, at 11:00 AM on March 11, 2026, in accordance with Chapter 45, Florida Statutes, the following described property located in MANATEE County, Florida, as set forth in said Uniform Final Judgment of Mortgage Foreclosure to-wit:  
LOT 15, MACKLE'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK

3, PAGE(S) 30, 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. 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.

Todd C. Drosky, Esq.  
FRENKEL LAMBERT WEISMAN & GORDON, LLP  
One East Broward Boulevard,  
Suite 1111  
Fort Lauderdale, Florida 33301  
Telephone: (954) 522-3233 |  
Fax: (954) 200-7770  
FL Bar #: 54811  
DESIGNATED PRIMARY E-MAIL  
FOR SERVICE PURSUANT TO FLA.  
R. JUD. ADMIN 2.516  
fleservice@flvlaw.com  
04-098414-F00  
Feb. 27; Mar. 6, 2026 26-00302M

## FIRST INSERTION

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

**CASE NO.: 2024-CC-3405**  
**COVERED BRIDGE ESTATES  
COMMUNITY ASSOCIATION,  
INC., a Florida not for profit  
corporation,**  
**Plaintiff, vs.**  
**ARIKA MARIE MANAPAT;  
UNKNOWN SPOUSE OF  
ARIKA MARIE MANAPAT; and  
UNKNOWN PARTY OR PARTIES  
IN POSSESSION,  
Defendants.**

NOTICE is hereby given that, pursuant to the UNIFORM FINAL JUDGMENT OF FORECLOSURE entered on December 19, 2025 and the ORDER GRANTING PLAINTIFF'S MOTION TO RESCHEDULE FORECLOSURE SALE entered on February 18, 2026, in this cause, in the County Court of Manatee County, Florida, the Office of Angelina "Angel" Colonnese, Clerk of the Circuit Court and Comptroller, shall sell the property situated in Manatee County, Florida, described as:

LOT 14, COVERED BRIDGE ESTATES PHASE II-B & III-B, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGES 12 THROUGH 16, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.  
PARCEL IDENTIFICATION NUMBER: 746500179  
ALSO KNOWN AS: 4210 LITTLE GAP LOOP, ELLENTON, FLORIDA 34222.

at public sale, to the highest and best

bidder, for cash, online at <https://www.manatee.realforeclose.com>, on: March 18, 2026, beginning at 11:00 AM.

Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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.

Respectfully submitted,  
Johnson Pope Bokor Ruppel & Burns, LLP  
360 Central Avenue, Suite 500  
St. Petersburg, FL 33701  
(727) 999-9900 - Telephone  
(727) 800-5981 - Facsimile  
Primary Email Address:  
[kmaller@jppfirm.com](mailto:kmaller@jppfirm.com)  
Secondary Email Address:  
[kmurphy@jppfirm.com](mailto:kmurphy@jppfirm.com)  
Attorneys for Plaintiff, COVERED BRIDGE ESTATES COMMUNITY ASSOCIATION, INC., a Florida not for profit corporation  
By: s/Karen E. Maller  
Karen E. Maller, Esquire  
Florida Bar No. 822035  
Feb. 27; Mar. 6, 2026 26-00322M

## FIRST INSERTION

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

**CASE NO.: 41-2022-CA-001739**  
**WELLS FARGO BANK, N.A.,  
Plaintiff, vs.**

**THE UNKNOWN HEIRS,  
DEVISEES, GRANTEES,  
ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES, OR  
OTHER CLAIMANTS CLAIMING  
BY, THROUGH, UNDER, OR  
AGAINST SCOTT A. FINCH  
AKA SCOTT ANDREW FINCH,  
DECEASED, et al,  
Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated February 10, 2026, and entered in Case No. 41-2022-CA-001739 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against Scott A. Finch aka Scott Andrew Finch, deceased, Pic Town Estates, Inc, Jeremiah E. Finch, Kathy Finch, are defendants, the Manatee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at [www.manatee.realforeclose.com](http://www.manatee.realforeclose.com), Manatee County, Florida at 11:00AM on the March 26, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 259, SECTION TWO PIC TOWN SUBDIVISION, AS PER PLAT THEREOF RECORDED

IN PLAT BOOK 9, PAGES 62 AND 63, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

TOGETHER WITH A 1983 SKYLINE, MANUFACTURED HOME BEARING VEHICLE IDENTIFICATION NUMBER 24650370AS AND 24650370BS WHICH ARE PERMANENTLY AFFIXED TO THE LAND THERETO  
A/K/A 1003 52ND AVE W  
BRADENTON FL 34207

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 20 day of February, 2026.  
ALBERTELLI LAW  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
eService:  
[servealaw@albertellilaw.com](mailto:servealaw@albertellilaw.com)  
By: /s/ Charline Calhoun  
Florida Bar #16141  
IN/22-002839  
Feb. 27; Mar. 6, 2026 26-00323M

**HOW TO  
PUBLISH YOUR  
LEGAL  
NOTICE  
IN THE  
BUSINESS  
OBSERVER**

**CALL  
941-906-9386**  
and select the appropriate County  
name from the menu option  
OR  
e-mail [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

**Business  
Observer**

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
Case Number: 2025 CP 2245  
IN RE: ESTATE OF  
PAULA GONZALEZ,  
Deceased.

The administration of The Estate of Paula Gonzalez, deceased is pending in

the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, 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 including unmatu- red, contingent or unliquidated

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2026 CP 0307  
Division Probate  
IN RE: ESTATE OF  
James J. McGonagle  
Deceased.

The administration of the estate of JAMES J. MCGONAGLE, 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 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 27, 2026.

**Personal Representative:**

**MICHAEL J. CAIL**  
1766 Danville Road  
Memphis, TN 38117

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 Feb. 27; Mar. 6, 2026 26-00330M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 2026-CP-379  
IN RE: ESTATE OF  
JEANIE PATTON,  
Deceased.

The administration of the estate of JEANIE PATTON, deceased, whose date of death was May 2, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206.

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

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

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

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

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

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

The date of first publication of this notice is: February 27, 2026.

**Fiona O'Reilly**

**Personal Representative**  
6345 Manatee Avenue West  
Bradenton, Florida 34209

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:  
mearmichael@barneswalker.com  
Feb. 27; Mar. 6, 2026 26-00340M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
OF THE TWELFTH JUDICIAL  
CIRCUIT, IN AND FOR  
MANATEE COUNTY,  
FLORIDA  
Case No.: 26CP173AXMA  
Division: Probate  
IN RE: THE ESTATE OF  
NORMAN D. BARLEY,  
Deceased.

The administration of the estate of NORMAN D. BARLEY, aka NORMAN DON BARLEY, deceased, whose date of death was January 7, 2026; File Number 26CP173AXMA, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W, Bradenton, FL 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206. The name 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, of whom a copy of this notice is required to be served, must file their claims ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED NOTWITHSTANDING THE TIME PERIOD SET FOR THE 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 27, 2026.

**Personal Representative-**

**Barbara B. Ehrhart**  
9203 31st St. Ct. E.  
Parrish, FL 34219  
(813) 508-2130

/s/Marcia W. Price  
Marcia W. Price  
Attorney for Personal Representative  
Florida Bar No. 0154164  
Law Office of Marcia W. Price  
803 Golf Island Drive  
Apollo Beach, FL 33572  
Telephone: (813) 508-2130  
Email: marcia@tinakuzkanza.com  
Secondary Email:  
MWPrice4law@gmail.com  
Feb. 27; Mar. 6, 2026 26-00325M

claims on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 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 de-

mands against the decedent's estate, including unmatu- red, contingent or unliquidated claims, must file their claims with this court WITHIN THREE 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 FOREV-

ER 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 27th, 2026.

**Personal Representative**  
**Brunilda Silva**

4003 37th St W  
Bradenton, FL 34205  
Attorney for Personal Representative  
WILLIAM H. MEEKS, JR.  
Florida Bar No: 278191  
1429 60TH Avenue West, Suite 300  
Bradenton, Florida 34207  
941-755-2674  
Attorney for Personal Representative  
whmatty@aol.com  
Feb. 27; Mar. 6, 2026 26-00324M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 2026 CP 0276  
Division Probate  
IN RE: ESTATE OF  
VINCENT S. DMUCHOWSKI, JR.  
Deceased.

The administration of the estate of VINCENT S. DMUCHOWSKI, JR., deceased, whose date of death was December 1, 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 repre-

sentative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 27, 2026.

**Personal Representative:**

**GREGORY A. DMUCHOWSKI**  
24 Marlborough Ave  
Middlesex, NJ 08846  
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  
Feb. 27; Mar. 6, 2026 26-00331M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
FILE NO.  
412026CP000122CPAXMA  
IN RE: ESTATE OF  
IAN MICHAEL OVIATT,  
Deceased.

The administration of the estate of IAN MICHAEL OVIATT, deceased, whose date of death was NOVEMBER 18, 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 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 persons having claims or demands

against decedent's estate must file their claim with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO 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 27, 2026.

**Personal Representative:**  
**DYLAN OVIATT**  
5204 FT. HAMER ROAD  
PARRISH, FL 34219  
Attorneys for Personal Representative:  
BRANDON S. CRAIG  
Florida Bar No.: 0085800  
ABLES & CRAIG, P.A.  
551 South Commerce Avenue  
Sebring, Florida 33870  
Telephone: (863) 385-0112  
Fax: (863) 385-1284  
Email:  
service@heartlandfloridalaw.com  
Feb. 27; Mar. 6, 2026 26-00332M

SUBSEQUENT INSERTIONS

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 03/06/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1986 CORO mobile home bearing vehicle identification numbers 2C8212A and 2C8212B, and all personal items located inside the mobile home. Last Tenant: Gary Andrew Brown and Carol Alcamo. Sale to be held at: Twin Oaks, 4530 9th Street E., Bradenton, Florida 34203, (941) 755-2604.  
February 20, 27, 2026 26-00297M

SECOND INSERTION

NOTICE OF RELOCATION AND CHANGE OF RECORDS CUSTODIAN:

Pursuant to Section 456.057, Florida Statutes, and Rule 64B2-17.006, Florida Administrative Code, notice is hereby given that HJCSquared, LLC d/b/a Harbor Chiropractic of Palmetto has relocated its chiropractic practice. The practice is now operating as: RHC Health Services, LLC d/b/a Harbor Chiropractic at 1813 Manatee Ave W, Bradenton, FL 34205. RHC Health Services, LLC d/b/a Harbor Chiropractic is the new custodian of all patient medical and chiropractic records previously maintained by HJCSquared, LLC d/b/a Harbor Chiropractic of Palmetto. Patients may obtain copies of their medical records or request transfer of records by submitting a written request to: RHC Health Services, LLC d/b/a Harbor Chiropractic at 1813 Manatee Ave W, Bradenton, FL 34205. Copies will be provided in accordance with Florida law.  
Feb. 20, 27; Mar. 6, 13, 2026 26-00276M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:  
A 1979 Mobile Home, VIN KBFLSN943489/KBFLSNB943489 and the contents therein, if any, abandoned by former tenant, Redfin Construction, Inc.  
On March 5, 2026 at 9:00am at Seabreeze Mobile Estates, 3901 71st St. W. Lot 185, Bradenton, Florida 34209.  
THE EDWARDS LAW FIRM, PL  
500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236  
Telephone: (941) 363-0110  
Facsimile: (941) 952-9111  
Attorney for Seabreeze Mobile Estates  
By: /s/ Sheryl A. Edwards  
SHERYL A. EDWARDS  
Florida Bar No. 0057495  
sedwards@edwards-lawfirm.com  
February 20, 27, 2026 26-00271M

FOURTH 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.

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

PLEASE TAKE NOTICE that on 3/18/2024, there was placed on deposit in this office, funds received from JAMES KNOWLES IOTA TRUST ACCOUNT in the amount of \$3,758.28  
Said funds, less Clerk's fees and advertising fees, if any, are assets due to the beneficiary(s) Beneficiary(s) JUDITH BLAKE who IS unable to be located.

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

IN WITNESS WHEREOF I have set my hand and official seal at Bradenton, Florida on January 27, 2026.

Angelina "Angel" Colonnese,  
Clerk of the Circuit Court  
& Comptroller of the  
Circuit Court & Comptroller  
By: Connie Lucas  
Deputy Clerk  
Jan. 30; Feb. 27, 2026 25-00133M

SECOND INSERTION

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

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

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

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

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

Angelina "Angel" Colonnese,  
Clerk of the Circuit Court  
& Comptroller of the  
Circuit Court & Comptroller  
By: Yelitza Ramirez  
Deputy Clerk  
Jan. 30; Feb. 27, 2026 25-00135M

SECOND INSERTION

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

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

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

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

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

Angelina "Angel" Colonnese,  
Clerk of the Circuit Court  
& Comptroller of the  
Circuit Court & Comptroller  
By: Connie Lucas  
Deputy Clerk  
Jan. 30; Feb. 27, 2026 25-00134M

SECOND INSERTION

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

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

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

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

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

Angelina "Angel" Colonnese,  
Clerk of the Circuit Court  
& Comptroller of the  
Circuit Court & Comptroller  
By: Yelitza Ramirez  
Deputy Clerk  
Jan. 30; Feb. 27, 2026 25-00132M

## --- ESTATE ---

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
Case No. 2025 CP 2491  
JUDGE DIANA MORELAND  
IN RE: ESTATE OF  
ANNE E. WHITTEMORE  
Deceased

The administration of the Estate of Anne E. Whittemore, deceased, whose date of death was October 9, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is February 20, 2026.

**Personal Representative:**  
**BARBARA A. PERSON-TERSIGNI (PR)**

13 Columbia Street  
Bradenton, Florida 34208  
Attorney for Personal Representative:  
JENNIFER L. HAMEY (0123046)  
Jennifer L. Hamey, PA  
3815 US Highway 301 N  
Ellenton, FL 34222  
(941) 932-6217  
jenniferhamey@gmail.com  
February 20, 27, 2026 26-00265M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-000208  
IN RE: ESTATE OF:  
ANDREA J. CAREY  
Deceased.

The administration of the estate of ANDREA J. CAREY, deceased, whose date of death was January 4, 2025; is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is: February 20, 2026.

**DENISE CAREY**  
**Personal Representative**  
5122 50TH Avenue West  
Bradenton, Florida 34210

Thomas A. Moseley  
Attorney for Personal Representative  
Email:  
tom@bradentonattorneyatlaw.com  
Secondary Email: michoeh@bradentonattorneyatlaw.com  
Florida Bar No. 0333689  
Thomas A. Moseley, Chartered  
1724 Manatee Avenue West  
Bradenton, Florida 34205  
Telephone: 941-747-8185  
February 20, 27, 2026 26-00259M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 2026 CP 84  
Division Probate  
IN RE: ESTATE OF  
BERTHA M. WHITE,  
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 Bertha M. White, deceased, File Number 2026 CP 84, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205; that the decedent's date of death was September 18, 2025; that the total value of the estate is \$5,803.36, which consists of Florida Unclaimed Funds, a refund from Brookdale Senior Living, Inc. and tangible personal property and that the names and addresses of those to whom it has been assigned by such order are:

Name & Address  
Members Trust Company, FSB  
Trustee of Bertha M. White  
Revocable Living  
Trust dated November 27, 2001  
Attn: Jeanette Croley, Trust Officer  
14055 Riveredge Dr., Ste. 525  
Tampa, FL 33637

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 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 date of first publication of this Notice is February 20, 2026.

**Personal Giving Notice:**  
**Members Trust Company, FSB,**  
**as Trustee of The Bertha M. White**

**Revocable Trust**  
**Jeanette Croley, Trust Officer**  
14055 Riveredge Dr., Ste. 525  
Tampa, FL 33637

Attorney for Person Giving Notice  
Thomas W. Harrison, Attorney  
Florida Bar Number: 334375  
DYE HARRISON KNOWLES  
KIRKLAND PRATT &  
DEPAOLA, PLLC  
1206 Manatee Avenue West  
Bradenton, FL 34205  
Telephone: (941) 746-1167  
Fax: (941) 747-0583  
E-Mail: twh@dye-harrison.com  
rferonyalka@dye-harrison.com  
February 20, 27, 2026 26-00262M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY  
FLORIDA  
PROBATE DIVISION  
FILE NUMBER: 2026-CP-000049  
IN RE: ESTATE OF  
HAROLD DEAN MILLIS  
A/K/A HAROLD D. MILLIS  
DECEASED

The administration of the estate of Harold Dean Millis a/k/a Harold D. Millis, deceased, whose date of death was November 18, 2025, and whose Social Security Number is XXX-XX-0435, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
12TH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2025CP003005AX  
IN RE: ESTATE OF  
WILLIAM F CRAWFORD,  
Deceased.

The administration of the estate of WILLIAM F CRAWFORD, Deceased, whose date of death was August 24, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is MARY FRANCES CRAWFORD5 Manatee Ave., W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE.

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

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

The date of first publication of this Notice is February 20, 2026.

**Personal Representative**  
**Carrie Millis**  
2301 Cypress Walk Way  
Ruskin, FL 33570

Attorney for Personal Representative  
Donald B. Linsky, Esquire  
Donald B. Linsky & Associates, P.A.  
1509 B Sun City Center Plaza  
Sun City Center, FL 33573  
(813) 634-5566  
Florida Bar Number 265853  
donald@linskylaw.com  
February 20, 27, 2026 26-00260M

## SECOND INSERTION

NOTICE.

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

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

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

The date of first publication of this notice is February 20, 2026.

**MARY FRANCES CRAWFORD,**  
**Personal Representative**

Attorney for Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
2501 Hollywood Blvd. Suite 206  
Hollywood, Florida 33020  
Telephone: (954)767-3399  
Fax: (305) 945-2905  
Primary Email:  
Scott@srblawyers.com  
Secondary Email:  
genesis@srblawyers.com  
February 20, 27, 2026 26-00261M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
UCN: 412026CP000275CPAXMA  
FILE NO:  
412026CP000275CPAXMA  
IN RE: ESTATE OF  
KIM DELACQUESEAU  
PHILLIPS, also known as  
KIM INGRID PHILLIPS,  
Deceased.

The administration of the estate of KIM DELACQUESEAU PHILLIPS, also known as KIM INGRID PHILLIPS, Deceased, whose date of death was December 24, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, File No. 412026CP-000275CPAXMA, the address of which is: 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmaturing, 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 having claims or demands against the decedent's estate, including unmaturing, contingent, or un-

liquidated 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.

A PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS. 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.2211.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: February 20, 2026

**Personal Representative:**  
**RAYMOND L. DELACQUESEAU**  
4512 - 35th Terrace North  
St. Petersburg, FL 33713

Attorney for Personal Representative:  
DAVID W. FOSTER, of  
FOSTER AND FOSTER  
ATTORNEYS, P.A.  
2111 Dr. Martin Luther King Jr.  
Street North  
St. Petersburg, Florida 33704  
Telephone: (727) 822-2013  
February 20, 27, 2026 26-00283M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-2977  
Twelfth Judicial Circuit  
IN RE: ESTATE OF  
CHARLES R. CONOYER,  
Deceased.

The administration of the estate of Charles R. Conoyer, deceased, whose date of death was September 18, 2025, and whose social security number is xxx-xx-5750, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME 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 20, 2026.

**Co-Personal Representatives:**  
**Dana Zalkauskas**  
1423 Bella Azul Court  
Encinitas, CA 92024

**Ashlyn Perry**  
223 N. Guadalupe St., #267  
Santa Fe, NM 87501

Christopher J. Fowler  
(FL Bar #104085)  
Attorney for Personal Representative  
Primary Email: cfowler@nhslaw.com  
Secondary Email:  
tpayne@nhslaw.com  
Norton, Hammersley,  
Lopez & Skokos, P.A.  
1819 Main Street, Suite 610  
Sarasota, Florida 34236  
Telephone: (941) 954-4691  
February 20, 27, 2026 26-00257M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-002770  
Division Probate  
IN RE: ESTATE OF  
Marian Ann Bolton  
Deceased.

The administration of the estate of Marian Ann Bolton, deceased, whose date of death was 01/22/2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The file number of the estate is 24-CP-002770. 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 ON OR BEFORE THE LATER OF THE DATE THAT IS 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal 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 Com-

munity Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

All other 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 20, 2026.

**Personal Representative:**  
**Richard Foust**

1955 Frog Echo Road  
Palmetto, Florida 34221  
Attorney for Personal Representative:  
Valerie Lang Hall, Esq.  
Attorney for Personal Representative  
Florida Bar No.: 1042263  
LANG HALL LAW, CHARTERED  
3639 Cortez Rd. W. #106  
Bradenton, Florida 34210  
Telephone: +18889735043  
E-Mail: hello@langhall.legal  
February 20, 27, 2026 26-00266M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2026 CP 172  
IN RE: ESTATE OF  
ROSE ANN FISCHER  
Deceased.

The administration of the estate of ROSE ANN FISCHER, deceased, whose date of death was December 21, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 20, 2026.

**Personal Representative:**  
**GEORGE W. FISCHER**

3813 Raindrop Drive  
Parrish, Florida 34219  
Attorney for Personal Representative:  
JOHN FERRARI, JR.  
Attorney  
Florida Bar Number: 111132  
John Ferrari, PA  
2520 Tamiami Trail North, Suite 11  
Nokomis, Florida 34275  
Telephone: (941) 960-1676  
Fax: (941) 296-8656  
E-Mail: johnf@elderlegalfirm.com  
Secondary E-Mail:  
pollyb@elderlegalfirm.com  
February 20, 27, 2026 26-00258M

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

1/10/2027

CALL 941-906-9386

and select the appropriate County name from the menu option

or e-mail legal@businessobserverfl.com

Business Observer

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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 03/12/26 at 2:30 pm Contents include personal property along with the described belongings to those individuals listed below.

Unit C5143	Lioce, Karolyn	Furniture, clothing, bags
Unit D6016	colon, nahomy	Toys, furniture, boxes
Unit D6023	Novotny, Mike	Furniture, boxes, totes
Unit D7035	Alonzo-Hernandez, Kimberly	Appliances, boxes, totes
Unit C5066	Cycotte, Lacey	Furniture, Bikes
Unit B3064	Smith, Phyllis	Furniture, boxes, totes, tools
Unit D7016	Hjelmstad, Lorie	Tools, Electronics, Boxes
Unit D7019	Rawlings, Brittney	Furniture, bike
Unit B3070	South, Wyatt	Tools, furniture, electronics
Unit C4037	Whitman, Carrie	Electronics, totes
Unit C5012	Culhane, Whitney	Furniture, boxes, totes
Unit B1026	Kelle, Randall	Furniture, boxes, totes

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

Please contact the property with any questions. (941)263-7814  
February 20, 27, 2026

26-00256M

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

**7007 - 4305 32nd St., Bradenton, FL 34205 - 941-491-0109;** Agata Hatka: Battery charger, tote, rug, bike parts; **Reginald Kendall, Jr:** Boxes, totes, plastic shelves, metal shelf, computer monitor, window a/c, shoes, suite case, small storage totes, punching bag, generator, sleeping bags, hand truck, baseball glove; **Latonya Tyus:** Sofa, tv, wall art, bags, boxes, signs, desk chair, shoes, purses, clothing; **Cassandra Green:** Shoes, clothing, printer, furniture; **Anthony Delsole:** NOTE \*\* JET SKI NOT FOR SALE\*\* Fishing poles, e-bike, wet vac, pressure washer, base boards, paint sprayer.

**7008 - 3760 Cortez Rd W, Bradenton, FL 34210 - 941-491-0083;** Jeri Kararick: Shoes, luggage, totes, misc. Items; **Melissa Loyd:** boxes, totes, misc. Items; **Chante Foster:** boxes, suitcase, misc. Items; **Chesca Joseph:** misc. Items; **Samuel Russell:** furniture, totes; **Michael Kenna:** ladders.

**7013 - 14710 SR 64 East, Bradenton, FL 34212 - 941-390-7055;** Nancy Rhine: Storage containers, bags, boxes, bikes, scooter, fold-up bike, kid toys, foot rest, dresser, vacuum cleaner, shop vac, towels, NOTE \*\*\*POCKET BIKE-NOT INCLUD-ED\*\*\*; **Israel Vega Marrero:** Furniture, grill, TV's, boxes, plastic patio chairs, head board, wooden futon, pillows, mop/bucket, wicker sofa, vacuum cleaner, lamps, comforter set.

**7020 - 4660 53rd Ave East, Bradenton, FL 34203 - 941-307-7616;** Travis Coscia: Bike, Wheelchair, Ladder, Boxes, Totes, Couches, Table, Ramp, Sports Memorabilia. Toys, Clothes; **Corrinne Fenimore-Simmons:** Love seat, Sofa, Animal kennel, Art work, Luggage, Speaker, boxes, Bags, Car seat, Kids rocker, Christmas tree, Small chest, Totes, Boss Amp, Clothes.

**8028 - 6403 E State Rd 64, Bradenton, FL 34208 - 941-941-451-5939;** Darrion Hart: Dresser, queen bed set, tommy bahama umbrella, speak system, mirror, night stand, cook ware, home decor, basket, tv wall mount, luggage; **Tome Gomez:** Clothing, home decor, exotic plants, He washer, dryer set, metals racks, table, display cases, luggage, electronics; **James Cortese:** lamp, pressure washer, home decor, head board, night stand, bags, misc, car jack, wood holder; **Judy Courtney:** Tools, pictures, boxes, dolly, dresser drawers, buckets, lamps, bags, globe, car jack, car parts, crystal rock; **Tome Gomez:** Metal display, exotic plants, dresser, display cases, lighting, night stand, bags, home decor, Christmas decorations.

**7103 - 10415 Portal Crossing, Bradenton, FL 34211 - 941-491-0117;** Edward Jones: Tool box, door, flooring, boxes, electric saw, tools, post hole digger, paint, shop vac, truck tool box, closet door, table saw, tool chest, hard hats.

**7106 - 1102 53rd Ave W, Bradenton, FL 34207 - 941-334-2980;** Chauncey Jones: Mini Fridge, Clothes, 3 Dressers, Wood- en Filing cabinet, Totes, Flood light, Yard tools, Folding Chair; **Barbara Williams:** Utility Trailer, Patio Furniture, Totes, Boxes, Wicker Furniture, Bags, Pressure washer, Lawn mower, Electric heaters, Walker, Camping chair, Misc Items.

February 20, 27, 2026

26-00287M

SECOND INSERTION

Public Hearing  
State Road (S.R.) 789 (Longboat Key) PD&E Study  
from North Shore Road to Coquina Park Entrance  
MANATEE COUNTY



The Florida Department of Transportation (FDOT) invites you to a public hearing for the State Road (S.R.) 789 (Longboat Key) Project Development and Environment (PD&E) Study (FPID 436676-1).

This hearing is held to present the preferred alternative and all analysis to date, as well as to give interested persons an opportunity to express their views concerning the location, conceptual design, and social, economic, and environmental effects of the proposed improvements.

Project documents will be available for public viewing from February 18, 2026, to March 23, 2026, at Tingley Library, 111 2nd St N, Bradenton Beach, FL 34217 and at FDOT Manatee Operations Center, 14000 FL-64, Bradenton, FL 34212. They will also be available on the project webpage.

If you are unable to attend the hearing, comments can also be provided through the project webpage or by email ([David.Turley@dot.state.fl.us](mailto:David.Turley@dot.state.fl.us)) or mail (FDOT District One, Attn: David Turley, 801 N. Broadway Ave., MS 1-40, Bartow, FL 33830). While comments about the project are accepted at any time, they must be received or postmarked by Monday, March 23, 2026, to be included in the formal hearing record. All comments are weighted equally. Questions can be answered by calling the FDOT project manager David Turley at (863) 519-2255.



**In-Person Option**  
Thursday, March 12, 2026  
**Time:**  
Anytime between 5 – 6:00 p.m. Open house  
6:00 p.m. Formal presentation & comment  
**Place:**  
Christ Church of Longboat Key  
6400 Gulf of Mexico Dr  
Longboat Key, FL 34228

**Virtual Option**  
Tuesday, March 17, 2026  
**Time:**  
5:30 p.m. Project team available for discussion  
5:45 p.m. How to submit comments  
6:00 p.m. Formal presentation and comment  
**Register:** Scan QR code above or visit <https://tinyurl.com/SR789LKB>



The proposed improvements are adjacent to the Coquina Bayside Park/Boat Ramp. As proposed, the project will impact approximately 0.23 acres of property from this recreation area. As part of the project development process and in accordance with Section 4(f) of the Department of Transportation Act of 1966, the FDOT is seeking comments from the public concerning the effects of the project on the activities, features and attributes of this recreation area. FDOT intends to make a programmatic Section 4(f) impact determination for this resource.

FDOT solicits public participation without regard to race, color, national origin, age, sex, religion, disability, or family status. Persons who require special accommodations under the Americans with Disabilities Act or persons who require translation services (free of charge) should contact Cynthia Sykes, District One Title VI Coordinator at (863) 519-2287 or by email at [Cynthia.Sykes@dot.state.fl.us](mailto:Cynthia.Sykes@dot.state.fl.us) at least seven days prior to the hearing.

The environmental review, consultation, and other actions required by applicable federal environmental laws for this project are being, or have been, carried out by FDOT pursuant to 23 U.S.C. §327 and a Memorandum of Understanding dated May 26, 2022, and executed by the Federal Highway Administration and FDOT.

<https://www.swflroads.com/project/436676-1>

February 20, 27, 2026

26-00281M

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. 2025CA001069AX**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. CHERYL L. FULTS, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 02, 2026, and entered in 2025CA001069AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and CHERYL L. FULTS; RICHARD FULTS A/K/A RICHARD MICHAEL FULTS JR.; GREENBROOK VILLAGE ASSOCIATION, INC.;

UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on March 12, 2026, the following described property as set forth in said Final Judgment, to wit:  
LOT 20, UNIT 2 OF GREENBROOK VILLAGE, SUB-PHASE K UNIT 1 A/K/A GREENBROOK CROSSINGS ANDAMP; UNIT 2 A/K/A GREENBROOK HAVEN, A SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGES 74 THROUGH 81 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA  
6220 MACAW GLEN, BRADENTON, FL 34202

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 17 day of February, 2026.  
**ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC**  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email:  
fmail@raslg.com  
By: /s/Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
25-272850 - MiM  
February 20, 27, 2026 26-00293M

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. 412025CA000665CAAXMA**  
**Nationstar Mortgage LLC, Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Patricia A. Phillips-Martin a/k/a Patricia A. Martin a/k/a Patricia Martin, Deceased, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 412025CA000665CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein Nationstar Mortgage LLC 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 Patricia A. Phillips-Martin a/k/a Patricia A. Martin a/k/a Patricia Martin, Deceased; Joseph Dan Phillips are the Defendants, that Angelina Colonnese, 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 8, BLOCK D, TYLER'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 34, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.  
TAX ID: 4415300005

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 12th 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-F00319  
February 20, 27, 2026 26-00263M

SECOND INSERTION

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

**CASE NO: 2025CA003148AX**  
**CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. RONALD PIERRE-PAUL, et al, Defendants.**

Marie Pierre-Paul  
2850 Telluride Loop, Unit 308  
Sarasota, FL 34243-2771  
Marie Pierre-Paul  
6524 E 67th Ct.  
Bradenton, FL 34203  
Unknown Spouse of Marie Pierre-Paul  
2850 Telluride Loop, Unit 308  
Sarasota, FL 34243-2771  
Unknown Spouse of Marie Pierre-Paul  
6524 E 67th Ct.  
Bradenton, FL 34203  
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named

Defendant(s), if deceased or whose last known addresses are unknown.

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit:  
Lot 28, Rivers Edge, a subdivision, according to the plat thereof, as recorded in Plat 35, Pages 1 through 6, inclusive, of the Public Records of Manatee County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Philip Stecco, Esq., Lender Legal PLLC, 1800 Pembroke Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, 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 assis-

tance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011."

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

WITNESS my hand and seal of the said Court on the 18th day of FEBRUARY, 2026.

ANGELINA COLONNESO  
CLERK OF THE CIRCUIT COURT  
By: (SEAL) K. Gaffney  
Deputy Clerk

LLS15743  
February 20, 27, 2026 26-00298M

SECOND INSERTION

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

**CASE NO. 2023CA4454AX**  
**Division D**  
**BANC OF CALIFORNIA, NATIONAL ASSOCIATION Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF SCOTT JAMES MILLER, DECEASED, DAVID ALLEN MILLER, KNOWN HEIR OF SCOTT JAMES MILLER, DECEASED, BOBBY RAY MILLER, KNOWN HEIR OF SCOTT JAMES MILLER, DECEASED, LARRY LEE MILLER, KNOWN HEIR OF SCOTT JAMES MILLER, DECEASED, DAVID A. MILLER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF SCOTT JAMES MILLER, UNKNOWN SPOUSE OF DAVID ALLEN MILLER, UNKNOWN SPOUSE OF BOBBY RAY MILLER,**

**UNKNOWN SPOUSE OF LARRY LEE MILLER, EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION, INC., ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION, INC., ARTISAN LAKES MASTER ASSOCIATION, INC., AND UNKNOWN TENANTS/ OWNERS, Defendants.**

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on January 28, 2026, in the Circuit Court of Manatee County, Florida, Angelina M. Colonnese, Clerk of the Circuit Court, will sell the property situated in Manatee County, Florida described as: LOT 581 OF ARTISAN LAKES EAVES BEND, PHASE II, SUB-PHASES A, B & C, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 69, PAGE(S) 176, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

and commonly known as: 10705 FIELDSTONE DR, PALMETTO, FL 34221; including the building,

appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.manatee.realforeclose.com, on March 26, 2026 at 11:00 A.M.

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

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

Dated: February 17, 2026  
By: /s/ Joseph Paggi  
Joseph Paggi  
Attorney for Plaintiff  
February 20, 27, 2026 26-00285M

## -- ESTATE --

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
IN THE TWELFTH JUDICIAL  
CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
**CASE NO: 412025CP002979CP**  
**IN RE: THE ESTATE OF**  
**ROGER K. GRANT**  
The administration of the Estate of  
Roger K. Grant, deceased, whose date

of death was September 29, 2025, is pending in the Circuit Court of the twelfth judicial circuit in Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400 Bradenton, FL 34206. The name and address of the Personal Representative and the Personal Representative's Attorney is set forth below.  
All creditors of the decedent and other persons having claims or de-

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

and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of the first publication of this notice is 2/20/26.  
**Executed this 18 day of Feb, 2026**  
**Robyn Grant**  
**Personal Representative**  
Executed this 18 day of Feb, 2026.

J. STEVEN SOUTHWELL, P.A.  
J. STEVEN SOUTHWELL, II  
501 West Main Street  
Wauchula, FL 33873  
ssouthwell@realfloridalaw.com  
(863)773-4449 Phone  
Florida Bar # 869791  
Attorney for  
Personal Representative  
February 20, 27, 2026 26-00299M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2026CP0241**  
**Division Probate**  
**IN RE: ESTATE OF**  
**FAY E. GRUNEAU Deceased.**  
The administration of the estate of FAY E. GRUNEAU, deceased, whose date of death was January 4, 2026, 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 de-

mands 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 20, 2026.  
**Personal Representative:**  
**JEFFREY HARKINS**  
**a/k/a JEFFERY HARKINS**  
3824 Sun Eagle Lane  
Bradenton, FL 34210  
Attorney for Personal Representative:  
Dana Laganela Gerling, Esq.  
Florida Bar No. 0503991  
Affordable Attorney  
Gerling Law Group Chartered  
6148 State Road 70 East,  
Bradenton, FL 34203  
Telephone: (941) 756-6600  
Email:  
dlaganella@gerlinglawgroup.com  
February 20, 27, 2026 26-00267M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**CASE NO. 2026 CP 000127 AX**  
**IN RE: ESTATE OF**  
**BURTON BAKER SLIKER,**  
**Deceased.**  
The administration of the ESTATE OF BURTON BAKER SLIKER, deceased, whose date of death was September 29, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
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 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 the clerk.  
The date of the first publication of this Notice is February 20, 2026  
**Personal Representative:**  
**DAVID SLIKER**  
c/o 1217 S. Tamiami Trail  
Sarasota, Florida 34239  
Attorney for Personal Representative:  
/S/ J. ALLISON ARCHBOLD  
J. ALLISON ARCHBOLD  
Florida Bar Number: 115088  
Archbold Law Firm, P.A.  
1217 S. Tamiami Trail  
Sarasota, FL 34239  
Telephone: (941) 960-8825  
Fax: (941) 313-8456  
Primary Email: jaa@archbold.law  
Secondary Email:  
service@archbold.law  
February 20, 27, 2026 26-00296M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 2026 CP 0274**  
**Division Probate**  
**IN RE: ESTATE OF**  
**CONSTANCE MARY BORWICK**  
**Deceased.**  
The administration of the estate of CONSTANCE MARY BORWICK A/K/A CONNI M. BORWICK, deceased, whose date of death was July 4, 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 20, 2026.  
**Personal Representative:**  
**DANIEL D. BORWICK**  
5707 45th Street East, Lot 37  
Bradenton, FL 34203  
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 20, 27, 2026 26-00277M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File Number 2026 CP 92**  
**IN RE: ESTATE OF**  
**BARBARA ELAINE BAXTER,**  
**Deceased.**  
The administration of the ESTATE OF BARBARA ELAINE BAXTER, deceased, whose date of death was November 29, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
The personal representatives have no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of the first publication of this Notice is February 20, 2026.  
**Personal Representatives:**  
**TEAL T. GRAETER**  
c/o 1515 Ringling Blvd., 10th Floor  
Sarasota, Florida 34236  
**CHRISTOPHER R. BAXTER**  
c/o 1515 Ringling Blvd., 10th Floor  
Sarasota, Florida 34236  
Attorney for Personal Representatives:  
DANIEL L. TULLIDGE  
Florida Bar No. 106749  
FERGESON SKIPPER, P.A.  
1515 Ringling Boulevard, 10th Floor  
Sarasota, Florida 34236  
(941) 957-1900  
dtullidge@fergesonskipper.com  
services@fergesonskipper.com  
February 20, 27, 2026 26-00268M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No.: 2025CP002917AX**  
**IN RE: ESTATE OF**  
**MARTIN CRAIG SATZ,**  
**Deceased.**  
The administration of the estate of MARTIN CRAIG SATZ, deceased, whose date of death was January 28, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 20, 2026.  
**Personal Representative:**  
**CRYSTAL SATZ**  
6209 Blackdrum Court  
Lakewood Ranch, Florida 34202  
Attorney for Personal Representative:  
RODOLFO SUAREZ JR., ESQ.  
Attorney  
Florida Bar Number: 013201  
9100 S Dadeland Blvd., Suite 1620  
Miami, Florida 33156  
Telephone: (305) 448-4244  
Fax: (305) 448-4211  
E-Mail: rudy@suarezlawyers.com  
Secondary E-Mail:  
eservice@suarezlawyers.com  
February 20, 27, 2026 26-00269M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 2026-CP-0312**  
**Division Probate**  
**IN RE: ESTATE OF**  
**LARRY V. HOUGH Deceased.**  
The administration of the estate of Larry V. Hough, deceased, whose date of death was September 19, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 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 20, 2026.  
**Personal Representative:**  
**Kathleen Hough**  
7102 Grand Estuary Trail, No. 103  
Bradenton, Florida 34212  
Attorney for Personal Representative:  
Logan Elliott  
Attorney  
Florida Bar Number: 86459  
Elliott  
5105 Manatee Avenue West  
Suite 15A  
Bradenton, FL 34209  
Telephone: (941) 792-0173  
Fax: (941) 240-2165  
E-Mail: logan@elliottelderlaw.com  
February 20, 27, 2026 26-00278M

## THIRD INSERTION

**NOTICE OF ACTION**  
IN THE COUNTY COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
**CASE NO. 2025-CC-3917**  
**BARNES WALKER TITLE, INC.,**  
**Plaintiff, v.**  
**KELLY B. DAVIDSON, and**  
**ROBERT E. PRINE, JR., and**  
**MINDY C. WINSKILL,**  
**Defendants.**  
TO: ROBERT EUGENE PRINE, JR.  
YOU ARE NOTIFIED that an interpleader action regarding the \$5,000.00 escrow deposit held by Barnes Walker Title, Inc., has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Andrea M. Johnson, Esq., Barnes Walker, Goethe, Perron, Shea & Johnson, PLLC, the Plaintiff's attorney, whose address is 3119 Manatee Avenue West, Bradenton, Florida 34205, on or before 30 days from the first publication of the Notice of Action, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.  
\*In and for Manatee County:

If you cannot afford an attorney, contact 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: 2/12, 2026  
CLERK OF THE CIRCUIT COURT  
Angelina "Angel" Colonnoso  
As Clerk of the Court  
By: (SEAL) K. Gaffney  
As Deputy Clerk  
Feb. 20, 27; Mar. 6, 13, 2026  
26-00273M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2026CP000159AX**  
**IN RE: ESTATE OF**  
**JANET E. CASTNER**  
**Deceased.**  
The administration of the estate of Janet E. Castner, 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 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
The personal representative 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 20, 2026  
**Personal Representative:**  
**Jennifer A. Castner**  
7961 Birman Street  
Maitland, FL 32751  
Attorney for Personal Representative:  
Alexander J. Ombres  
Alexander J. Ombres  
Florida Bar Number: 278521  
Dinsmore & Shohl LLP  
225 E. Robinson St., Suite 600  
Orlando, FL 32801  
Telephone: (407) 425-9044  
Fax: (407) 423-2016  
E-Mail:  
alexander.ombres@dinsmore.com  
Secondary E-Mail:  
jessica.santana@dinsmore.com  
February 20, 27, 2026 26-00286M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 2026-CP-000229**  
**Division Probate**  
**IN RE: ESTATE OF**  
**ALBERT ANDREW SIMKUS JR**  
**a/k/a ALBERT A. SIMKUS, JR a/k/a**  
**ALBERT ANDREW SIMKUS**  
**Deceased.**  
The administration of the estate of ALBERT ANDREW SIMKUS JR a/k/a ALBERT A. SIMKUS, JR a/k/a ALBERT ANDREW SIMKUS, deceased, whose date of death was January 8, 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.  
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 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 20, 2026  
**Personal Representative:**  
**SUSAN S. WALTERS**  
**c/o Jenna Kyle Meltzer**  
802 11th Street West  
Bradenton, Florida 34205  
Attorney for Personal Representative:  
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: jkmeltzer@blalockwalters.com  
Secondary E-Mail:  
jschembri@blalockwalters.com  
Alternate Secondary E-Mail:  
mchapman@blalockwalters.com  
February 20, 27, 2026 26-00290M

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

**Business Observer**

--- ACTIONS / SALES ---

SECOND INSERTION

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

**CASE NO. 2025-CC-3917**  
**BARNES WALKER TITLE, INC.,**  
**Plaintiff, v.**  
**KELLY B. DAVIDSON, and**  
**ROBERT E. PRINE, JR., and**  
**MINDY C. WINSKILL,**  
**Defendants.**

TO: ROBERT EUGENE PRINE, JR.  
YOU ARE NOTIFIED that an interpleader action regarding the \$5,000.00 escrow deposit held by Barnes Walker Title, Inc., has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Andrea M. Johnson, Esq., Barnes Walker, Goethe, Perron, Shea & Johnson, PLLC, the Plaintiff's attorney, whose address is 3119 Manatee Avenue West, Bradenton, Florida 34205, on or before 30 days from the first publication of the Notice of Action, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

"In and for Manatee County:

If you cannot afford an attorney, contact 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: 2/12, 2026  
CLERK OF THE CIRCUIT COURT  
Angelina "Angel" Colonnese  
As Clerk of the Court  
By: (SEAL) K. Gaffney  
As Deputy Clerk  
February 20, 27, 2026 26-00273M

SECOND INSERTION

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

**Case No.: 2025 CA 002962 AX**  
**Agency Case No.: 2025-022264**  
**IN RE: FORFEITURE OF:**  
**NINETEEN THOUSAND**  
**FIFTY-FIVE DOLLARS**  
**(\$19,055.00) IN U.S. CURRENCY**  
TO: RACHEL ANN MERKEL, Last Known Residence: 2529 River Preserve Ct., Bradenton, FL 34208.

YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Petitioner, Manatee County Sheriff's Office. On December 5, 2025, in Bradenton, Manatee County, the Manatee County Sheriff's office seized and holds the above-captioned property.

A Complaint for forfeiture has been filed against you in the Circuit Court in Manatee County, Florida, for the purpose of obtaining a Final Order of Forfeiture as to the above-described property upon producing due proof that same was used in violation of the Florida laws dealing with contraband, pursuant to the Florida Contraband Forfeiture Act, Sections 932.701-704, Florida Statutes (2025).

You are required to serve a copy of your written defense, if any, to Brian A. Iten, General Counsel, Manatee County Sheriff's Office, at the address of 600 Hwy. 301 Blvd. W., Ste. 202, Bradenton, FL 34205 within 20 days after last publication of this Notice, and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for

the relief demanded in the Complaint.  
Dated February 6, 2026. /s/ Brian A. Iten, Esq. Florida Bar No. 0012051, General Counsel, Manatee County Sheriff's Office. Email: brian.iten@manateesheriff.com, legal@manateesheriff.com, 600 US Hwy 301 Blvd. West, Ste. 202, Bradenton, FL 34205. Telephone: (941) 747-3011 x2950.

"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: 2/17/2026  
ANGELINA COLONNOSO, CLERK  
OF THE CIRCUIT COURT  
MANATEE COUNTY, FLORIDA  
1115 Manatee Avenue West  
Bradenton, FL 34205  
BY: (SEAL) K. Gaffney  
Deputy Clerk  
February 20, 27, 2026 26-00288M

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.

**412025CA001670CAAXMA**  
**WILMINGTON TRUST, NATIONAL**  
**ASSOCIATION, NOT IN ITS**  
**INDIVIDUAL CAPACITY BUT**  
**SOLELY AS DELAWARE TRUSTEE**  
**OF SMRF TRUST VI-A,**  
**Plaintiff, vs.**  
**BRIAN BYCZEK, AS TRUSTEE**  
**UNDER THE PROVISIONS OF A**  
**TRUST AGREEMENT KNOWN**  
**AS THE BRIAN BYCZEK LIVING**  
**TRUST DATED FEBRUARY 20,**  
**2023 AND BRIAN BYCZEK, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 27, 2026, and entered in 412025CA001670CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE OF SMRF TRUST VI-A is the Plaintiff and SIEDEM LLC; BRIAN BYCZEK A/K/A BRIAN M. BYCZEK; BRIAN BYCZEK A/K/A BRIAN M. BYCZEK, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT KNOWN AS THE BRIAN BYCZEK LIVING TRUST DATED FEBRUARY 20, 2023; UNKNOWN SPOUSE OF BRIAN BYCZEK A/K/A BRIAN M. BYCZEK; RUNAWAY BAY CONDOMINIUM ASSOCIATION, INC. are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at 11:00 AM, on March 11, 2026, the following described property as set forth in said Final Judgment, to wit:  
UNIT 216, BUILDING F, RUNAWAY BAY CONDOMINIUM, ACCORDING TO THE DECLARATION OF THE CONDOMINIUM

RATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 884, PAGE 673, AND SUBSEQUENT AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 8, PAGES 8 THROUGH 14, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.  
Property Address: 1801 GULF DR N UNIT 216, BRADENTON BEACH, FL 34217

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

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

Dated this 17 day of February, 2026.  
By: /s/ Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: dsalem@raslg.com  
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  
24-262924 - NaP  
February 20, 27, 2026 26-00292M

SECOND INSERTION

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

GENERAL JURISDICTION  
DIVISION

**CASE NO. 41-2024-CA-000296**  
**NATIONSTAR MORTGAGE LLC,**  
**Plaintiff, vs.**  
**KEVIN ISMAEL RODRIGUEZ,**  
**et al.,**  
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 13, 2026 in Civil Case No. 41-2024-CA-000296 of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Manatee County, Bradenton, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and Kevin Ismael Rodriguez, et al., are Defendants, the Clerk of Court, ANGELINA "ANGEL" COLONNOSO, ESQ., will sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 12th day of March, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Unit 1401, Building 14, TOWNHOMES AT LIGHTHOUSE COVE IV, a Condominium according to the Declaration or

Condominium recorded in Official Records Book 2113, Pages 6703 through 6787, inclusive, 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.

/s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLP  
Attorney for Plaintiff  
225 East Robinson Street, Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRService@mccalla.com  
Fla. Bar No.: 146803  
23-08679FL  
February 20, 27, 2026 26-00284M

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. 2024CA000137**  
**PENNYMAC LOAN SERVICES,**  
**LLC,**  
**Plaintiff, vs.**  
**CORY KIMBALL AND SARAH**  
**MORRISON, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 13, 2025, and entered in 2024CA000137 of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein SELENE FINANCE, LP is the Plaintiff and CORY KIMBALL; SARAH MORRISON are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on March 12, 2026, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 156.06 FEET OF THE FOLLOWING DESCRIBED PARCEL; BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 33 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, THENCE NORTH 3 CHAINS, THENCE WEST 10 CHAINS, THENCE SOUTH 3 CHAINS, THENCE EAST 10 CHAINS TO THE POINT OF BEGINNING, LESS THE WESTERLY 309.86 FEET THEREOF, ALSO LESS THE ROAD RIGHT OF WAY FOR CENTER ROAD.  
- a/k/a: 1703 CENTER RD, TERRA CEIA, 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 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 17 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  
25-309028 - RaO  
February 20, 27, 2026 26-00291M

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.**  
**412025CA001485CAAXMA**  
**U.S. BANK NATIONAL**  
**ASSOCIATION, AS INDENTURE**  
**TRUSTEE, FOR LHOME**  
**MORTGAGE TRUST 2024-RTL4,**  
**MORTGAGE-BACKED NOTES,**  
**SERIES 2024-RTL4,**  
**Plaintiff, v.**  
**A STONE'S THROW LLC, a**  
**Virginia Limited Liability Company;**  
**MARTIN STONE, an Individual;**  
**VERANDA V AT LAKEWOOD**  
**NATIONAL CONDOMINIUM**  
**ASSOCIATION, INC.; LAKEWOOD**  
**NATIONAL GOLF CLUB,**  
**INC.; 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. 412025CA001485CAAXMA in the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2024-RTL4, MORTGAGE-BACKED NOTES, SERIES 2024-RTL4, Plaintiff and A STONE'S THROW LLC, a Virginia Limited Liability Company; MARTIN STONE, an Individual; VERANDA V AT LAKEWOOD NATIONAL CONDOMINIUM ASSOCIATION, INC.; LAKEWOOD NATIONAL GOLF CLUB, INC are defendants, Angelina Colonnese, Clerk of Court, will sell the property at www.manatee.realforeclose.com beginning at 11:00 AM on March 18, 2026 the following described property as set forth in said Final Judgment, to-wit:

UNIT 1812, IN BUILDING 18, OF PHASE 1, OF VERANDA V AT LAKEWOOD NATIONAL,

A PHASE CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 202041099345, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AS AMENDED  
Property Address: 5720 Palmer Circle, Unit 102, Bradenton, FL 34211

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: flhrealprop@kelleykronenberg.com  
File No. 3843.000244  
February 20, 27, 2026 26-00274M

SECOND INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
CIVIL DIVISION

**Case no. 2025-CA-1691**

**Flora Lumbreras, as Personal**  
**Representative of The Estate of**  
**Jessica Jazmin Martinez Lumbreras,**  
**deceased;**  
**Plaintiff, v.**

**Julian Ortiz Castillo,**  
**Defendant.**

NOTICE IS HEREBY GIVEN that pursuant to the Corrected Amended Final Judgment of Foreclosure entered by the Court on February 13, 2026, Angelina "Angel" Colonnese, the Clerk of the Court, will conduct a foreclosure sale on March 17, 2026, at 11:00 am, via the online auction site www.manatee.realforeclose.com, to sell to the highest bidder a 1/2 legal interest in the following described real property:

Lot 6, Block 1, A.D. Cox's Subdivision, according to the map

or plat thereof recorded in Plat Book 6, Page 55, Public Records of Manatee County, Florida  
Parcel Identification Number: 26173.0000/5

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.  
February 20, 27, 2026 26-00264M

SECOND INSERTION

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

CIVIL DIVISION

**CASE NO.: 2026CC000058**  
**BAYSHORE ON THE LAKE**  
**CONDOMINIUM APARTMENTS,**  
**PHASE II, OWNERS**  
**ASSOCIATION, INC., a Florida**  
**not-for-profit corporation**

**Plaintiff, vs.**  
**DENISE TIEKU, et al.,**  
**Defendant(s).**

TO: DENISE TIEKU  
Last Known Address: 3604 Lake Bayshore Dr., Unit K223, Bradenton, FL 34205

YOU ARE NOTIFIED that an action has been filed against you in the County Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, for foreclosure of a claim of lien and for damages, regarding the following real property in Manatee County, Florida, UNIT 223, BUILDING K OF BAYSHORE ON THE LAKE CONDO APARTMENTS, PHASE II, SECTION 3, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 993, PAGE 656, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

Commonly identified as: 3604 Lake Bayshore Dr., Unit K223, Bradenton, FL 34205

and you are required to serve a copy of your written defenses, if any, within 30

days after the first publication of this notice on Plaintiff's attorney, Kari L. Martin, whose address is 1401 8th Avenue West, Bradenton, Florida 34205, and to file the original with the Clerk of this Court, at the Manatee County Judicial Center, 1115 Manatee Avenue W., Bradenton, Florida 34205, either before service of your defenses on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint of 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.

WITNESS my hand and the seal of said Court on 2/13, 2026.

ANGELINA "ANGEL" COLONNOSO  
CLERK OF COURT  
By: K. Gaffney (SEAL)  
As Deputy Clerk  
February 20, 27, 2026 26-00279M

SECOND INSERTION

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

CIVIL DIVISION

**CASE NO.: 2026CC000058**  
**BAYSHORE ON THE LAKE**  
**CONDOMINIUM APARTMENTS,**  
**PHASE II, OWNERS**  
**ASSOCIATION, INC., a Florida**  
**not-for-profit corporation**

**Plaintiff, vs.**  
**DENISE TIEKU, et al.,**  
**Defendant(s).**

TO: UNKNOWN SPOUSE OF DENISE TIEKU  
Last Known Address: 3604 Lake Bayshore Dr., Unit K223, Bradenton, FL 34205

YOU ARE NOTIFIED that an action has been filed against you in the County Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, for foreclosure of a claim of lien and for damages, regarding the following real property in Manatee County, Florida, UNIT 223, BUILDING K OF BAYSHORE ON THE LAKE CONDO APARTMENTS, PHASE II, SECTION 3, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 993, PAGE 656, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

Commonly identified as: 3604 Lake Bayshore Dr., Unit K223, Bradenton, FL 34205

and you are required to serve a copy of

your written defenses, if any, within 30 days after the first publication of this notice on Plaintiff's attorney, Kari L. Martin, whose address is 1401 8th Avenue West, Bradenton, Florida 34205, and to file the original with the Clerk of this Court, at the Manatee County Judicial Center, 1115 Manatee Avenue W., Bradenton, Florida 34205, either before service of your defenses on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint of 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.

WITNESS my hand and the seal of said Court on 2/13, 2026.

ANGELINA "ANGEL" COLONNOSO  
CLERK OF COURT  
By: K. Gaffney (SEAL)  
As Deputy Clerk  
February 20, 27, 2026 26-00280M

lv20906\_v11

**SAVE TIME**

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