

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Flying High Drones located at 1201 6th Ave West #100 in the City of Bradenton, Manatee, FL 34205 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 20th day of March, 2026 Richard Cyr March 27, 2026 26-00465M

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: AS TO TENANTS:

Mary Beth Chubb, Randy Chubb, Jason Shawn Gould, Tim Gould and Any Unknown Party(s) in Possession of: 900 9th Avenue East, Lot #210 Palmetto, Florida 34221 Certified Mail - Return Receipt Requested #9589-0710-5270-3815-8422-44

AS TO REGISTERED OWNERS:

Linda Bosco and William Robert Bosco 900 9th Avenue East, Lot #210 Palmetto, Florida 34221 Certified Mail - Return Receipt Requested #9589-0710-5270-3815-8422-44

When you vacated the premises at 900 9TH AVENUE EAST, LOT 210, PALMETTO, FL 34221 the following personal property remained:

1984 MAUVE TWIN TRAILER UNKNOWN MODEL DOUBLE WIDE MOBILE HOME, VIN# No. TW23615670A; Title # 0040811878; VIN# No. TW23615670B; Title No. 0040797733 and UNIDENTIFIED PERSONAL PROPERTY INSIDE IT.

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 April 10, 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: March 24, 2026

COLONIAL MANOR MHC HOLDINGS, LLC CHERYL PEAKE, PARK MANAGER 900 9th Avenue East Palmetto, FL 34221 (941) 722-3191 March 27; April 3, 2026 26-00480M

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Sarasota Tennis Camps located at 311 Cape Harbour Loop in the City of Bradenton, Manatee, FL 34212 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 18th day of March, 2026 SRQ Tennis, LLC Michael Boothman March 27, 2026 26-00464M

FIRST 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 04/16/26 at 2:30 pm Contents include personal property along with the described belongings to those individuals listed below.

Table with 3 columns: Unit, Name, and Items. Includes units A8052, B2157, C4143, C5095, C5064, C4164 and names Klemm, Danko, Holloway, Munoz, Jones, Zack.

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 until the winning bidder takes possession of the personal property. Please contact the property with any questions. (941)263-7814 Mar. 27; Apr. 3, 2026 26-00458M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units. The auction will be held on April 16 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.

Table with 3 columns: NAME, UNIT, BALANCE. Lists names like ROB CASBARRO, Gail McNeal, Jessica Hernandez, Adrena Humphrey, valerie davis, Rafael Gonzalez, KELLY GIBBS, Harry Millie.

AND

Notice of Public Auction for monies due on storage units. The auction will be held on April 20 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.

Table with 3 columns: NAME, UNIT, BALANCE. Lists names like Samantha Gholar, William Gibson.

FIRST INSERTION

NOTICE OF SALE OF ABANDONED PERSONAL PROPERTY

Notice is hereby given pursuant to Florida Title VI Chapter 83.803, that the property listed below, believed to be abandoned by Sarana Chavez Cano at 711 20th Ave W, Bradenton, Florida, 34205, will be sold at public sale on April 13th, 2026 at approximately 10:00 a.m. MT via online auction with Storage Treasures https://www.storage-treasures.com/auctions

DESCRIPTION OF PROPERTY: Clothes and furniture Mar. 27; Apr. 3, 2026 26-00454M

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of RS Building Contractors located at 9040 Town Center Parkway in the City of Lakewood Ranch, Manatee, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 23rd day of March, 2026 RS General Contractors, LLC. Aaron Ramjas March 27, 2026 26-00470M

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 Elite Property Services located at 12684 Lily Quartz Loop, in the County of Manatee, in the City of Parrish, Florida 34219 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Parrish, Florida, this 24th day of March, 2026. PREMIER BROKERS, "LLC" March 27, 2026 26-00483M

FIRST INSERTION

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF AUDIT COMMITTEE AND BOARD MEETING

Notice is hereby given that the Board of Supervisors (the "Board") of the Willow Walk Community Development District (the "District") will conduct an Audit Committee Meeting with the regular Board meeting immediately following on April 7, 2026, at 4:00 p.m. at the Parrish Fire District, Station #2 Training Room, 3804 N Rye Rd., Parrish FL 34219. The purpose of the meeting is to discuss any business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o Rizzetta & Company, Inc., 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578 ("District Manager's Office").

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

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

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

Stephanie DeLuna District Manager March 27, 2026 26-00479M

FIRST INSERTION

TRAILER ESTATES PARK AND RECREATION DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF TRUSTEES' MEETING.

The Board of Trustees for the Trailer Estates Park and Recreation District will hold a public hearing and a regular meeting on April 21, 2026 at 9:30 a.m. at Mark's Hall, Trailer Estates, 1903 69th Avenue West, Bradenton, Florida 34207.

The first purpose of the public hearing is to receive public comment and objections on the Fiscal Year 2026/2027 Proposed Budget. The second purpose of the public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2026/2027 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The public hearing is being conducted pursuant to Florida law. At the conclusion of the public hearing, the Board will adopt a budget and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda for the hearing and meeting may be obtained at the offices of the District Manager, Lee Morris, located at: Mark's Hall, Trailer Estates, 1903 69th Avenue West, Bradenton, FL 34207 or email at manager@trailerstates.com during normal business hours.

The special assessments are annually recurring assessments and are in addition to any previously levied debt assessments. The table below presents the proposed maximum operation and maintenance assessments. Costs are allocated to platted lots as referenced below. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by law.

TRAILER ESTATES PARK AND RECREATION DISTRICT FISCAL YEAR 2026/2027 O&M ASSESSMENT SCHEDULE

The tax collector will collect the assessments for platted lots. The District will directly collect the assessments for unplatted acreage, if any, and will be sending out a bill in November 2026. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the hearing or meeting.

There may be occasions when staff or Board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting or hearing because of a disability or physical impairment should contact the District Office at (941) 756-7177 at least forty-eight (48) hours prior to the meeting and/or hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (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 public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Lee Morris District/Park Manager

TRAILER ESTATES PARK AND RECREATION DISTRICT FISCAL YEAR 2026/2027 O&M ASSESSMENT SCHEDULE

Table with 2 columns: Description and Amount. Includes TOTAL O&M BUDGET \$2,462,892, COLLECTION COSTS @ 3.00% \$67,087, EARLY PAYMENT DISCOUNT @3.75% \$83,859, TOTAL O&M ASSESSMENT \$2,085,301

Table with 8 columns: Land Use, Lots, Total #, Proposed O&M Assessment, Land Use2, Lots2, Total #, Proposed O & M Assessment. Lists various lots and their corresponding assessments.



## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2026CP0381**  
**Division Probate**  
**IN RE: ESTATE OF**  
**GHANSHYAM BHATT**  
**Deceased.**

The administration of the estate of GHANSHYAM BHATT, 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, 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 WITH-

IN 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 March 27, 2026.

**Co-Personal Representative:**

**ADVAY BHATT a/k/a**  
**ADVAY GHANSHYAM BHATT**

12 Hess Court

Upper Saddle River, NJ 07458

**Co-Personal Representative:**

**ADEETI JOSHI a/k/a**

**ADEETI BHATT JOSHI**

8237 Santa Rosa Court

Sarasota, FL 34243

Attorney for Personal Representatives:

Dana Laganella 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

Mar. 27; Apr. 3, 2026 26-00459M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
(summary administration)  
IN THE CIRCUIT COURT  
OF THE TWELFTH JUDICIAL  
CIRCUIT IN AND FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 2026-CP-135**  
**IN RE: ESTATE OF**  
**BARBARA L. NELSON,**  
**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 BARBARA L. NELSON, deceased, File Number 2026-CP-135; by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W., Probate Division, Bradenton, Florida 34206; that the decedent's date of death was November 4, 2025; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are: Brady J. Nelson, 2209 21st Street West, Palmetto, Florida 34221 and Kenneth C. Nelson, P.O. Box 2206, Oneco, Florida 34264.

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 de-

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

The date of first publication of this Notice is March 27, 2026.

**Person Giving Notice:**

**Brady J. Nelson**

2209 21st Street West

Palmetto, Florida 34221

**Kenneth C. Nelson**

P.O. Box 2206

Oneco, Florida 34264

Attorney for Person Giving Notice:

Andrew L. Clark

Attorney for Person Giving Notice

Email: aclark@barneswalker.com

Secondary Email:

mcar michael@barneswalker.com

Florida Bar No. 1033240

BARNES WALKER, GOETHE,

PERRON, SHEA & JOHNSON, PLLC

3119 Manatee Avenue West

Bradenton, Florida 34205

Telephone: (941) 741-8224, ext. 1011

Mar. 27; Apr. 3, 2026 26-00475M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**Case Number: 2026 CP 420**  
**IN RE: ESTATE OF**  
**JANINA FUSARO,**  
**Deceased.**

The administration of The Estate of Janina Fusaro, deceased whose date of death was 09/25/25, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

TION OF THIS NOTICE.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 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 March 27, 2026

**Personal Representative**

**James M. Davis, Jr**

3916 116th St. Ct W

Bradenton, FL 34210

Attorney for Personal Representative

WILLIAM H. MEEKS, JR.

Florida Bar No: 0278191

1429 60TH Avenue West, Suite 300

Bradenton, Florida 34207

941-755-2674

Attorney for Personal Representative

whmatty@aol.com

Mar. 27; Apr. 3, 2026 26-00469M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**Case No.: 2026CP-000319AX**  
**Division: Probate**  
**IN RE: ESTATE OF**  
**KATHERINE FRANCES BEUTZ,**  
**a/k/a KATHERINE F. BEUTZ**  
**Deceased.**

The administration of the estate of Katherine Frances Beutz, a/k/a Katherine F. Beutz, deceased, whose date of death was December 19, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 March 27, 2026.

**Personal Representative:**

**Mary Susan Gomez**

4347 West 16th Street Road

Greeley, Colorado 80634

Attorney for Personal Representative:

Jesse Brodsky, Esquire

Attorney for Personal Representative

Florida Bar Number: 1001140

AWS LAW FIRM

2202 N. Westshore Blvd.

Ste 200

Tampa, FL 33607

Telephone: (813) 922-5293

E-Mail: jesse@awslaw.org

Secondary E-Mail:

service@awslaw.org

Mar. 27; Apr. 3, 2026 26-00462M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2026 CP 000321**  
**Division Probate**  
**IN RE: ESTATE OF**  
**PETER A. CHURCH**  
**Deceased.**

The administration of the estate of Peter A. Church, deceased, whose date of death was September 19, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal 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 March 27, 2026.

**Personal Representative:**

**John M. Church**

POB 913

Lafayette, New Jersey 07848

Attorney for Personal Representative:

John T. Griffin, Attorney

Florida Bar Number: 0674281

GRIFFIN & GRIFFIN

7077 S. Tamiami Trail

Sarasota, FL 34231

Telephone: (941) 966-2700

Fax: (941) 966-2722

E-Mail: john@griffinellderlaw.com

Secondary E-Mail:

tish@griffinellderlaw.com

Mar. 27; Apr. 3, 2026 26-00468M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 2026 CP 000349**  
**Division PROBATE**  
**IN RE: ESTATE OF**  
**STEVEN M. DODD,**  
**Deceased.**

The administration of the estate of Steven M. Dodd, deceased, whose date of death was December 5th, 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 March 27, 2026.

**Marcela Mosco**

P.O. Address: 1304 Gibraltar Court,

Valparaiso, IN 46383

**Personal Representative**

Comprehensive Estate Planning, PLLC

Attorneys for Personal Representative

2477 Stickney Point Road

Suite 215 B

Sarasota, FL 34231

Telephone: (941) 953-9600

Florida Bar No. 987026

Email Addresses:

jwest@johnwestii.com

Mar. 27; Apr. 3, 2026 26-00460M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
OF THE TWELFTH JUDICIAL  
CIRCUIT IN AND FOR  
MANATEE COUNTY,  
FLORIDA  
**File No. 2025CP002914**  
**Division Probate**  
**IN RE: ESTATE OF**  
**SHIRLEY NORA BROWN**  
**Deceased.**

The administration of the estate of Shirley Nora Brown, deceased, whose date of death was October 25, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

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

**Personal Representative:**

**David L. Simon**

2404 162nd Street E

Bradenton, Florida 34211

Attorney for Personal Representative:

J. Cole Brewer, Esq.

Florida Bar Number: 1002922

BERG, BREWER, KESSLER &

MOWRY, PLLC

124 N. Brevard Avenue

Arcadia, FL 34266

Telephone: (863) 494-4323

Fax: (863) 494-6790

E-Mail: Cole@bkmpllc.com

Secondary E-Mail:

Elizabeth@bkmpllc.com

Mar. 27; Apr. 3, 2026 26-00461M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2026-CP-000448**  
**IN RE: ESTATE OF**  
**GERARDO BRUZZESE,**  
**a/k/a GERARDO NICODEMO**  
**BRUZZESE**  
**Deceased.**

The administration of the Estate of GERARDO BRUZZESE, a/k/a GERARDO NICODEMO BRUZZESE, Deceased (this "Estate"), whose date of death was November 25, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the Personal Representative of this Estate and such Personal Representative's attorney are set forth below.

All creditors of GERARDO BRUZZESE ("Decedent") and other persons having claims or demands against this Estate, on whom a copy of this Notice to Creditors (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 Decedent and other persons having claims or demands against this Estate must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION

OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FL

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

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Store Space located at 2704 72nd Ave. E. in the City of Ellenton, Manatee, FL 34222 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 25th day of March, 2026 Storage Cap Ellenton JV, L.P. March 27, 2026 26-00484M

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 0529 Division Probate IN RE: ESTATE OF CHRISTINE V. MITCHELL Deceased.**

The administration of the estate of CHRISTINE V. MITCHELL, deceased, whose date of death was December 25, 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 March 27, 2026.

**Personal Representative: KELLY R. TRAVIS** 5406 119th Terrace East Parrish, FL 34219 Attorney for Personal Representative: Rodney D. Gerling, Esq. Florida Bar No. 0554340 Affordable Attorney Gerling Law Group Chartered 6148 State Road 70 East, Bradenton, FL 34203 Telephone: (941) 756-6600 Email: rgerling@gerlinglawgroup.com Mar. 27; Apr. 3, 2026 26-00457M

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 000309 Division Probate IN RE: ESTATE OF WILLIAM R. MYERS Deceased.**

The administration of the estate of William Myers, deceased, whose date of death was August 6, 2025 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 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 WITH-

IN 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 March 27, 2026.

**Co-Personal Representative Jennifer Myers** 1616 Christopher Road Aberdeen, OH 45101 Email: missjen\_hd@hotmail.com **Co-Personal Representative Jeremy Myers** 24837 House Hahl Road Cypress, TX 77433 Email: jeremysuzy2017@gmail.com Attorney for Personal Representative: Neil T. Lyons, Esq. Florida Bar No. 91826 Luhrsen Goldberg, LLC 6954 Professional Parkway Lakewood Ranch, Florida 34240 Email Address: ntl@lawpoweredbywomen.com Mar. 27; Apr. 3, 2026 26-00478M

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. 412025CA002533CAAXMA U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR COLT 2024-1 MORTGAGE LOAN TRUST, Plaintiff, vs. RICHARD JAMES VEIL AND LESLEY FOULK, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 6, 2026, and entered in 412025CA002533CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR COLT 2024-1 MORTGAGE LOAN TRUST is the Plaintiff and RICHARD JAMES VEIL; LESLEY FOULK; UNKNOWN SPOUSE OF RICHARD JAMES VEIL; UNKNOWN SPOUSE OF LESLEY FOULK; 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 www.manatee.realforeclose.com, at 11:00 AM, on April 15, 2026, the following described property as set forth in said Final Judgment, to wit: UNIT 277, BUILDING A, OF RUNAWAY BAY CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM

RECORDED IN OFFICIAL RECORDS BOOK 884, PAGE 673, AND AMENDMENTS THERE-TO, AND AS PER PLAT THERE-OF RECORDED IN CONDOMINIUM BOOK 8, PAGES 8 THROUGH 14, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Property Address: 1801 GULF DRIVE NORTH 277, 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 23 day of March, 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 25-282183 - MiM Mar. 27; Apr. 3, 2026 26-00482M

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case No. 2026 CP 000257 IN RE: ESTATE OF JOSEPHINE MARY KELLY A/K/A JOSEPHINE M. KELLY Deceased.**

The administration of the Estate of Josephine Mary Kelly a/k/a Josephine M. Kelly, deceased, whose date of death was December 3, 2025 is pending in the Circuit Court for Manatee County, Probate Division, the address of which is 1051 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

**Personal Representative: David Kelly** 927 Twin Rivers Athol, Idaho 83801 Attorney for Personal Representative: Cynthia A. Riddell, Esquire Florida Bar No. 0051456 RIDDELL LAW GROUP 3400 S. Tamiami Trail, Suite 304 Sarasota, FL 34239 Tel : (941) 366-1300 Mar. 27; Apr. 3, 2026 26-00456M

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 41-2026-CP-000278-AXMA IN RE: ESTATE OF: MICHAEL EDWARD GAUGHAN, Deceased.**

The administration of the estate of MICHAEL EDWARD GAUGHAN, 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 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 de-

**Personal Representative: Richard W. Gaughan** 5325 Leesburg Drive Virginia Beach, Virginia 23462 Dave M. Evans, Jr. Attorney for Personal Representative Email: DEvans@LeeandEvans.com Secondary Email: SKrauss@LeeandEvans.com Florida Bar No. 1013511 Lee & Evans, P.A. 2601 Cattlemen Road, Suite 503 Sarasota, Florida 34232 Telephone: (941) 954-0067 Mar. 27; Apr. 3, 2026 26-00477M

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case No.: 2026 CP 000209 AX IN RE: ESTATE OF MARTHA ANN HOLLIS A/K/A MARTHA A. HOLLIS, Deceased.**

The ancillary administration of the estate of Martha Ann Hollis, deceased, whose date of death was on or about May 9, 2025, is pending in the Circuit Court for the Twelfth Judicial Circuit in and 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

**Personal Representative: Debby M. Hollis** 16612 River Heights Loop Eagle River, AK 99577 Attorney for Personal Representative: James L. Essenson, Esq. (FBN 0359033) 100 Wallace Ave., Ste. 310 Sarasota, FL 34237 Phone (941) 954-0303 essenson@essensonlaw.com bwelch@essensonlaw.com Mar. 27; Apr. 3, 2026 26-00481M

FIRST INSERTION

**NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-00203 IN RE: ESTATE OF DEVERETT ALEXANDER, 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 DEVERETT ALEXANDER, deceased, File Number 2026-CP-00203; by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34206; that the decedent's date of death was December 8, 2025; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are: Jamie R. Battles, 3235 70th Court East, Palmetto, Florida 34221. ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or

demand 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 March 27, 2026. **Personal Representative: Jamie R. Battles** 3235 70th Court East Palmetto, FL 34221 Attorney for Personal Giving Notice: Andrew L. Clark Attorney for Personal Giving Notice Email: aclark@barneswalker.com Secondary Email: mcarmichael@barneswalker.com Florida Bar No. 1033240 BARNES WALKER, GOETHE, PERRON, SHEA & JOHNSON, PLLC 3119 Manatee Avenue West Bradenton, Florida 34205 Telephone: (941) 741-8224, ex. 1011 Mar. 27; Apr. 3, 2026 26-00455M

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 Passive Recruiter located at 400 N Tampa St Ste 1550, in the County of Manatee, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa, Florida, this 25th day of March, 2026. AGENTIC MEDIA GROUP LLC March 27, 2026 26-00485M



**Who benefits from legal notices?**

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

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

**Are there different types of legal notices?**

**A**Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

**Are internet-only legal notices sufficient?**

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

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

Newspaper legal notices fulfills all of those standards.

**How much do legal notices cost?**

**A**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.

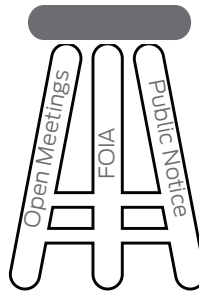
The public is well-served by notices published in a community newspaper.

**VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com**

To publish your legal notice Email: legal@businessobserverfl.com

# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

**prevent government officials from hiding information**

they would prefer the public not to see

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



**Accessibility**



**Independence**

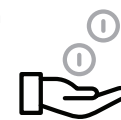


**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



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



## Types Of Public Notices

### Citizen Participation Notices

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

### Commercial Notices

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

### Court Notices

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

## Stay Informed, It’s Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)

--- ACTIONS ---

FIRST INSERTION

**SUMMONS TO SHOW CAUSE, NOTICE OF EMINENT DOMAIN PROCEEDINGS AND NOTICE OF HEARING ON MAY 4, 2026 FOR CONSTRUCTIVE SERVICE OF PROCESS FOR PUBLICATION**

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

**CASE NO.: 2025-CA-002703; PARCEL NOS.: 8, 9, 13, 13TCE, 13TAE, 23, 47, 48, 75.1 AND 79**

**FLORIDA POWER & LIGHT COMPANY, a Florida corporation, Petitioner, vs. 6150 ASSOCIATION, INC., a Florida not-for-profit corporation, et al., Respondents.**

IN THE NAME OF AND BY THE AUTHORITY OF THE STATE OF FLORIDA:

TO EACH SHERIFF OF THE STATE AND TO ALL WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN TO all persons claiming interests by, through, under or against the respondents named in the attached Schedule "A"; all persons having or claiming to have any right, title or interest in the property described in Schedule "B" and the unknown spouses of the above-named respondents, if any, and their heirs, devisees, assignees, grantees, creditors, lessees, executors, administrators, mortgagees, judgment creditors, trustees, lienholders, persons in possession, and any and all other persons having or claiming to have any right, title or interest by, through, under or against the above-named respondents, or otherwise claiming any right, title or interest in the real property described in this action.

A Petition in Eminent Domain has been filed to acquire certain property interests in Manatee County, Florida as described in the Petition. Each respondent and any other person claiming any interest in, or having a lien upon, such property is required to serve a copy of written answer and defenses to the Petition upon **JOHN W. LITTLE, III, ESQUIRE, of the Law Firm of GUNSTER, YOAKLEY & STEWART, P.A., 777 South Flagler Drive, Suite 500 East, West Palm Beach, Florida, 33401, attorney for Petitioner, and to file the original of the answer and defenses with the Clerk of this Court, within 20 days from publication**, showing what right, title, interest, or lien the respondent has in or to the property described in the Petition and to show cause why that property should not be taken for uses and purposes set forth in the Petition. If any respondent fails to do so, a Default will be entered against that respondent for the relief demanded in the Petition.

PLEASE TAKE FURTHER NOTICE that a Declaration of Taking has been filed in this cause and that Petitioner will apply for an Order of Taking vesting title and possession to the property as described in the Petition in the name of Petitioner, and any other order the Court deems proper before the Honorable Judge Matt Whyte, Circuit Judge, on Monday, May 4, 2026 at 8:30 a.m. EST. The hearing will be conducted at Manatee County Judicial Center, 1051 Manatee Av. W., Courtroom 6E, Bradenton, Florida 34205. All Respondents in this action may request a hearing and be heard at the time and place designated. Any Respondent failing to file a request for hearing shall waive any right to object to the Order of Taking.

"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."

**REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES**

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

DATED MARCH 6 2026.

CLERK OF THE CIRCUIT COURT ANGELINA "ANGEL" COLONNESO  
By: Patricia Salatz  
As Deputy Clerk

**SCHEDULE A PARCEL 8**

Land in Section 15, Township 35 South, Range 18 East

Manatee County Official Records Book and Page where interest is recorded:

I. Nature of interests to be condemned:

A. Owner of Record:  
1. 6150 Association, Inc., a Florida not-for-profit corporation, 6148 State Road 70 East, Bradenton, FL 34203  
By virtue of the Declaration of Condominium, dated June 8, 2007, recorded June 8, 2007, in Official Records Book 2209, Page 1005.  
Registered Agent: Dana LaGanella-Gerling, 6148 53rd Ave E, Bradenton, FL 34203

B. Other Interests: None.  
II. Other Interests, Not Condemned: None.

**PARCEL 9**

Land in Section 15, Township 35 South, Range 18 East  
Manatee County Official Records Book and Page where interest is recorded:

I. Nature of interests to be condemned:

A. Owner of Record:  
1. Fox & Goodman Properties, LLC, a Florida limited liability company, 6144 SR 70 E, Bradenton, FL 34203

By virtue of the Special Warranty Deed dated November 1, 2024, recorded November 1, 2024, Instrument No. 20244113209 in Official Records.

Registered Agent: Fred Goodman, 6144 SR 70 E, Bradenton, FL 34203

B. Other Interests:  
1. Charles R. Garland and Gertrude M. Garland, as Co-Trustees of the Garland Trust dated April 24, 2023, 8814 9th Avenue NW, Bradenton, FL 34209

By virtue of the following: (i) Assignment of Note, Mortgage and Other Loan Documents dated March 31, 2025, recorded April 9, 2025, in Instrument #202541045343; (ii) Mortgage and Security Agreement dated November 1, 2024 and recorded November 1, 2024 in Official Records Instrument No. 20244113210; and (iii) UCC-1 Financing Statement recorded November 1, 2024 in Official Records Instrument No. 20244113211.

Lender  
II. Other Interests, Not Condemned:  
1. River Landings Joint Venture, a Florida general partnership

By virtue of the following: (i) First Amendment to Reciprocal Easement Agreement, dated January 3, 1995, recorded January 6, 1995 in official Records, Book 1451, Page 894; (ii) Second Amendment to Reciprocal Easement Agreement and Maintenance and Restriction Agreement, dated May 12, 1995, recorded May 12, 1995, in Official Records Book 1459, Page 4908; (iii) Declaration of Condominium for River Landings Centre, a condominium, dated July 8, 1995 and recorded August 17, 1995 in Official Records Book 1466, Page 4669; (iv) First Amendment to Declaration of Condominium for River Landings Centre, a condominium, dated August 28, 1996, recorded September 26, 1996 in Official Records, Condominium Plat Book 28, Page 191.

**PARCEL 13**

Land in Section 15, Township 35 South, Range 18 East

Manatee County Official Records Book and Page where interest is recorded:

I. Nature of interests to be condemned:

A. Owner of Record:  
1. RaceTrac, Inc., a Georgia corporation f/k/a RaceTrac Petroleum, Inc., a Georgia corporation, 200 Galleria Parkway SE, Suite 900, Atlanta, GA 30339

By virtue of the Special Warranty Deed dated August 10, 2015, recorded August 12, 2015, in Official Records Book 2582, Page 1894.

Registered Agent: Corporate Creations Network Inc., 801 US Highway 1, North Palm Beach, FL 33408

B. Other Interests:  
1. Trust Bank, a North Carolina corporation, successor by merger to Branch Banking and Trust Company, 214 North Tryon Street, Charlotte, NC 28202

By virtue of the following: (i) Mortgage, Security Agreement, and Fixture Filing, dated June 29, 2018, recorded July 5, 2018, in Official Records Book 2736, Page 5350; (ii) Assignment of Leases and Rents and Other Income dated June 29, 2018, recorded July 5, 2018, in Official Records Book 2736, Page 5437.

Registered Agent: Corporation Service Company, 1201 Hays Street, Tallahassee, FL 32301

Lender

II. Other Interests, Not Condemned:

1. Manatee County School Board

By virtue of the following: (i) oil and gas reservations contained in the Quit Claim Deed dated June 2, 2003, recorded June 2, 2003, in Official Records Book 1832, Page 5475; as affected by Partial Release of Right of Entry and Exploration for Phosphate, Minerals, Metals and Petroleum Reservations dated March 28, 2014, recorded April 9, 2014, in Official Records Book 2515, Page 7982; (ii) Sign Easement Agreement dated December 14, 2016, recorded January 11, 2017, in Official Records Book 2656, Page 22.

Oil and gas reservation  
Sign Easement Holder

2. Manatee County, a political subdivision of the State of Florida

By virtue of the following: (i) Utility Easement dated January 12, 2006, recorded July 31, 2006, in Official Records Book 2143, Page 1951; (ii) Utility Easement dated January 12, 2006, recorded July 31, 2006, in Official Records Book 2143, Page 1949.

Utility Easement Holder  
**PARCEL 13TCE**  
Land in Section 15, Township 35 South, Range 18 East

Manatee County Official Records Book and Page where interest is recorded:

I. Nature of interests to be condemned:

A. Owner of Record:  
1. RaceTrac, Inc., a Georgia corporation f/k/a RaceTrac Petroleum, Inc., a Georgia corporation, 200 Galleria Parkway SE, Suite 900, Atlanta, GA 30339

By virtue of the Special Warranty Deed dated August 10, 2015, recorded August 12, 2015, in Official Records Book 2582, Page 1894.

Registered Agent: Corporate Creations Network Inc., 801 US Highway 1, North Palm Beach, FL 33408

B. Other Interests:  
1. Trust Bank, a North Carolina corporation, successor by merger to Branch Banking and Trust Company, 214 North Tryon Street, Charlotte, NC 28202

By virtue of the following: (i) Mortgage, Security Agreement, and Fixture Filing, dated June 29, 2018, recorded July 5, 2018, in Official Records Book 2736, Page 5350; (ii) Assignment of Leases and Rents and Other Income dated June 29, 2018, recorded July 5, 2018, in Official Records Book 2736, Page 5437.

Registered Agent: Corporation Service Company, 1201 Hays Street, Tallahassee, FL 32301

II. Other Interests, Not Condemned:  
1. Mavis Southeast, LLC, a Delaware limited liability company

By virtue of the Reciprocal Easement Agreement dated August 10, 2015, recorded in Official Records Book 2582, Page 1899.

Non-Exclusive Shared Driveway Easement Holder

2. Manatee County School Board

By virtue of the oil and gas reservations contained in the Quit Claim Deed dated June 2, 2003 and recorded June 2, 2003 in Official Records Book 1832, Page 5475; as affected by Partial Release of Right of Entry and Exploration for Phosphate, Minerals, Metals and Petroleum Reservations dated March 28, 2014, recorded April 9, 2014, in Official Records Book 2515, Page 7982.

Oil and gas reservation

3. Manatee County, a political subdivision of the State of Florida

By virtue of the Utility Easement dated January 12, 2006 and recorded July 31, 2006 in Official Records Book 2143, Page 1949.

Non-Exclusive Utility Easement Holder

**PARCEL 13TAE**

Land in Section 15, Township 35 South, Range 18 East

Manatee County Official Records Book and Page where interest is recorded:

I. Nature of interests to be condemned:

A. Owner of Record:  
1. RaceTrac, Inc., a Georgia corporation f/k/a RaceTrac Petroleum, Inc., a Georgia corporation, 200 Galleria Parkway SE, Suite 900, Atlanta, GA 30339

By virtue of the Special Warranty Deed dated August 10, 2015, recorded August 12, 2015, in Official Records Book 2582, Page 1894.

Registered Agent: Corporate Creations Network Inc., 801 US Highway 1, North Palm Beach, FL 33408

B. Other Interests:  
1. Trust Bank, a North Carolina corporation, successor by merger to Branch Banking and Trust Company, 214 North Tryon Street, Charlotte, NC 28202

By virtue of the following: (i) Mortgage, Security Agreement, and Fixture Filing, dated June 29, 2018, recorded July 5, 2018, in Official Records Book 2736, Page 5350; (ii) Assignment of Leases and Rents and Other Income dated June 29, 2018, recorded July 5, 2018, in Official Records Book 2736, Page 5437.

Registered Agent: Corporation Service Company, 1201 Hays Street, Tallahassee, FL 32301

Lender

II. Other Interests, Not Condemned:

1. Mavis Southeast, LLC, a Delaware limited liability company

By virtue of the Reciprocal Easement Agreement dated August 10, 2015, recorded in Official Records Book 2582, Page 1899.

Non-Exclusive Shared Driveway Easement Holder

vision of the State of Florida

By virtue of the Utility Easement dated January 12, 2006 and recorded July 31, 2006 in Official Records Book 2143, Page 1949.

Non-Exclusive Utility Easement Holder

**PARCEL 23**

Land in Section 15, Township 35 South, Range 18 East

Manatee County Official Records Book and Page where interest is recorded:

I. Nature of interests to be condemned:

A. Owner of Record:

1. Spirit Realty, L.P., a Delaware limited partnership, 11995 El Camino Real, San Diego, CA 92130

By virtue of Special Warranty Deed dated March 29, 2016, recorded March 29, 2019 in Official Records Book 2774, Page 6750.

Registered Agent: Corporate Service Company, 1201 Hays Street, Tallahassee, FL 32301

B. Other Interests:  
1. TMC FFS Developers LLC, an Indiana limited liability company, 501 Pennsylvania Parkway, Suite 160, Indianapolis, Indiana 46280

By virtue of the following: (i) Construction Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing dated March 16, 2018 and recorded March 19, 2018 in Official Records Book 2718, Page 7467; (ii) Assignment of Rents and Leases dated March 16, 2018 and recorded March 19, 2018 in Official Records Book 2718, Page 7501; (iii) Collateral Assignment and Pledge of Mortgage and other Collateral Instruments dated March 14, 2018, recorded April 23, 2018 in Official Records Book 2724, Page 5358.

Registered Agent: Thomas M. Crowley, 11312 Hazel Dell Parkway, Carmel, IN 46280

Mortgage Holder

2. PetSuites of America, LLC, a Kentucky limited liability company, 1301 S. Lamar Blvd, Suite 400, Austin, TX 78704

By virtue of the Unrecorded Lease dated February 20, 2018, as evidenced by Subordination, Attornment and Non-Disturbance Agreement dated May 19, 2018 and recorded May 16, 2018 in Official Records Book 2728, Page 3977.

Registered Agent: Corporation Service Company, 1201 Hays Street, Tallahassee, FL 32301-2525

Tenant

II. Other Interests, Not Condemned: None.

**PARCEL 47**

Land in Section 16, Township 35 South, Range 18 East

Manatee County Official Records Book and Page where interest is recorded:

I. Nature of interests to be condemned:

A. Owner of Record:  
1. Wendy Brady Pooh, LLC, a Delaware limited liability company, 101 West 55th Street, New York, NY 10019

By virtue of the Special Warranty Deed dated September 19, 2019, recorded September 20, 2019, in Official Records Book 2803, Page 1636.

Registered Agent: National Registered Agents, Inc., 1200 S. Pine Island Road, Plantation, FL 33324

B. Other Interests: None.

II. Other Interests, Not Condemned:

1. Manatee County, a political subdivision of the State of Florida

By virtue of the Permanent Utilities Easement dated May 29, 2019, recorded June 20, 2019, in Official Records Book 2788, Page 1015.

Utility Easement Holder

**PARCEL 48**

Land in Section 16, Township 35 South, Range 18 East

Manatee County Official Records Book and Page where interest is recorded:

I. Nature of interests to be condemned:

A. Owner of Record:  
1. Wendy Brady Pooh, LLC, a Delaware limited liability company, 101 West 55th Street, New York, NY 10019

By virtue of the Special Warranty Deed dated September 19, 2019, recorded September 20, 2019, in Official Records Book 2803, Page 1636.

Registered Agent: National Registered Agents, Inc., 1200 S. Pine Island Road, Plantation, FL 33324

B. Other Interests: None.

II. Other Interests, Not Condemned:

1. Manatee County, a political subdivision of the State of Florida

By virtue of the Permanent Utilities Easement dated May 29, 2019, recorded June 20, 2019, in Official Records Book 2788, Page 1015.

Utility Easement Holder  
**PARCEL 75.1**

Land in Section 17, Township 35 South, Range 18 East

Manatee County Official Records Book and Page where interest is recorded:

I. Nature of interests to be condemned:

A. Owner of Record:  
1. Deana F. Childers, 5711 33rd St E, Bradenton, FL 34203

By virtue of the Warranty Deed dated September 15, 1993, in Official Records Book 1415, Page 5562.

B. Other Interests:  
1. Bank OZK, an Arkansas corpora-

tion, 18000 Cantrell Road, Little Rock, AR 72223

By virtue of the Mortgage dated August 3, 2020, recorded August 10, 2020, in Official Records Instrument No. 202041082429.

Registered Agent: NRAI SERVICES, INC, 1200 South Pine Island Road, Plantation, FL 33324

Mortgagee

II. Other Interests, Not Condemned: None.

**PARCEL 79**

Land in Section 17, Township 35 South, Range 18 East

Manatee County Official Records Book and Page where interest is recorded:

I. Nature of interests to be condemned:

A. Owner of Record:

1. Vincenzo Manzari and Bridget Manzari, 5837 33rd St E, Bradenton, FL 34203

By virtue of the Special Warranty Deed dated April 5, 2020, recorded April 24, 2020, in Instrument No. 202041042356.

B. Other Interests: None.

II. Other Interests, Not Condemned: None.

**SCHEDULE B Parcel 8**

A PORTION OF LAND LYING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST; THENCE S00°08'47"W, ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE OF 511.72 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 EAST PER FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) MAP SECTION 13160-2516; THENCE N89°42'57"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 252.62 FEET TO THE NORTHEAST CORNER OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2209, PAGE 1005, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING; THENCE S00°14'25"W, ALONG THE EAST LINE OF SAID LAND, A DISTANCE OF 15.00 FEET; THENCE N89°42'35"W, A DISTANCE OF 210.93 FEET TO THE WEST LINE OF SAID LAND; THENCE N00°15'49"E, ALONG SAID WEST LINE, A DISTANCE OF 15.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 EAST; THENCE S89°42'35"E, A DISTANCE OF 210.92 FEET TO THE POINT OF BEGINNING. CONTAINING 3.164 SQUARE FEET OR 0.073 ACRES, MORE OR LESS.

**Parcel 9**

A PORTION OF LAND LYING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST; THENCE S00°19'39"W, ALONG SAID EAST LINE OF LAND, A DISTANCE OF 267.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°19'39"W, A DISTANCE OF 14.3 FEET; THENCE N00°21'49"E, A DISTANCE OF 25.00 FEET; THENCE N83°49'24"E, A DISTANCE OF 71.05 FEET; THENCE S89°29'36"E, A DISTANCE OF 99.88 FEET TO THE POINT OF BEGINNING. CONTAINING 3.888 SQUARE FEET OR 0.089 ACRES, MORE OR LESS.

**Parcel 13TAE**

A PORTION OF LAND LYING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST; THENCE S00°19'39"W, ALONG SAID EAST LINE OF LAND, A DISTANCE OF 243.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°19'39"W, A DISTANCE OF 23.91 FEET; THENCE N89°29'36"W, A DISTANCE OF 307.03 FEET TO THE BEGINNING OF A CURVE TURNING TO THE RIGHT; THENCE ALONG SAID CURVE HAVING A RADIUS OF 35.00 FEET, A DISTANCE OF 54.86 FEET, A CENTRAL ANGLE OF 89°48'01"; AND WHOSE CHORD BEARS N44°35'36"W, A DISTANCE OF 49.41 FEET; THENCE N00°18'25"E, A DISTANCE OF 20.76 FEET TO THE BEGINNING OF A CURVE TURNING TO THE LEFT; THENCE ALONG SAID CURVE HAVING A RADIUS OF 5.00 FEET, A DISTANCE OF 7.85 FEET, A CENTRAL ANGLE OF 89°56'03", AND

NER OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST; THENCE N89°43'55"W, ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 887.91 FEET TO THE EAST LINE OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2582, PAGE 1894 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S00°19'39"W, ALONG SAID EAST LINE, A DISTANCE OF 289.40 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 70 EAST PER FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) MAP SECTION 13160-2516; THENCE N89°37'38"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 179.41 FEET TO THE WEST LINE OF SAID LAND AND EAST RIGHT-OF-WAY LINE OF CARUSO ROAD; THENCE N00°18



SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

**NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 13 OF CHAPTER 2005-338, LAWS OF FLORIDA, AS AMENDED, BY THE LAKEWOOD RANCH STEWARDSHIP DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 13 OF CHAPTER 2005-338, LAWS OF FLORIDA, AS AMENDED, BY THE LAKEWOOD RANCH STEWARDSHIP DISTRICT**

**NOTICE OF PUBLIC MEETING**

The Lakewood Ranch Stewardship District's (the "District") Board of Supervisors (the "Board") will hold a public hearing at 9:00 a.m., on April 10, 2026, at the offices of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida 34202. The public hearing is being held to consider the adoption of an assessment roll, the imposition of special assessments on certain benefited lands within the District known as the "Stillwater Project" (the "Project Area"), and to provide for the levy, collection and enforcement of assessments securing bonds and/or notes issued to finance a portion of the cost of the acquisition and/or construction of the Stillwater Project (hereinafter defined). The public hearing is being conducted pursuant to Chapters 170 and 197, Florida Statutes, and Chapter 2005-338, Laws of Florida, as amended.

The Project Area, geographically depicted below, is generally located in Manatee County and bordered on the north by State Road 70, on west by Bourneside Blvd. and on the south and east by vacant, future residential area. The streets and areas to be improved are more specifically depicted in the Engineer's Report (hereinafter defined) and in the map below. The Stillwater Project contemplates that construction and/or acquisition of stormwater management facilities, potable water and sanitary sewer improvements, all as more fully described in the preliminary Engineer's Report for the Lakewood Ranch Stewardship District (Stillwater Project), dated January 12, 2026 (the "Engineer's Report").

The District intends to impose assessments on benefited lands within the Project Area in the manner set forth in its preliminary Master Assessment Methodology Report Lakewood Ranch Stewardship District Stillwater Project, March 6, 2026 (the "Assessment Report"), which is on file with the District and available during normal business hours at the address provided below.

The District expects to collect sufficient revenues to retire no more than \$8,085,000 in principal amount of debt to be incurred by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The annual assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 and at the local records office located at 14400 Covenant Way, Lakewood Ranch, Florida 34202.

The proposed schedule of maximum principal debt to be allocated to the properties within the Project Area is as follows:

Land Use	Units	Annual Assessments (net)	Admin Fee	Annual Assessments (gross) (1)
Single-Family 52' Lots	55	\$319,469	\$24,046	\$343,515
Single-Family 62' Lots	50	\$348,511	\$26,232	\$374,743
<b>TOTAL</b>	<b>105</b>	<b>\$667,980</b>	<b>\$50,278</b>	<b>\$718,258</b>

Land Use	Debt/Unit	Annual Assessment per Unit (net)	Administrative Expenses per Unit	Annual Assessment per Unit (gross) (1)
Single-Family 52' Lots	\$70,304	\$5,808.52	\$437.20	\$6,245.72
Single-Family 62' Lots	\$84,365	\$6,970.22	\$524.64	\$7,494.86

Source: PFM Financial Advisors LLC

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include a 7.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.

The assessments will be collected on the Manatee County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce the assessments. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also, at 9:00 a.m. on April 10, 2026, at the office of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida 34202, the Board will hold a public meeting to consider any other business that may lawfully be considered

SECOND INSERTION

**NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (WITH NOTICE OF SALE) (Certified Mail, Return Receipt Required and by Regular Mail)**

**PALM BAY MHC HOLDINGS, LLC 715 10TH STREET EAST PALMETTO, FL 34221**

TO: ROBERT LEON LAMPE AND ANY UNKNOWN PARTY(S) IN POSSESSION  
751 10th Street East; Lot #119  
Palmetto, FL 34221  
CMRR#: 9589-0710-5270-0136-5683-41

When you vacated the premises 751 10th Street East; Lot #119, Palmetto, FL 34221, the following personal property

remained:  
1980 HONEY R.V.S UNKNOWN MODEL; SINGLE WIDE MOBILE HOME; TITLE No. 0017072480; VIN No. 0361562N; and UNIDENTIFIED PERSONAL PROPERTY WITHIN IT  
You may claim this property at: 751 10th STREET 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 April 3, 2026 at 11:00 a.m., this property may be disposed of pursuant to Florida Statutes §715.109.  
PLEASE NOTE: If you fail to re-

claim 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 1 year after the county receives the money.  
DATE: March 17, 2026

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

Any person requiring special accommodations at this meeting because of a 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.

**LAKEWOOD RANCH STEWARDSHIP DISTRICT**



Location Map (Stillwater Project)

RESOLUTION 2026-11

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENT; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS**, the Lakewood Ranch Improvement District (the "District") is a local unit of special-purpose government located in Sarasota and Manatee Counties, and established pursuant to Chapter 2005-338, Laws of Florida, as amended (the "Act") for the purposes of constructing, installing, acquiring, operating and/or maintaining public infrastructure improvements; and

**WHEREAS**, the Board of Supervisors (the "Board") of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements ("Improvements") within the portion of the District known as Stillwater as more particularly described in that certain Engineer's Report for the Lakewood Ranch Stewardship District (Stillwater Project), dated January 12, 2026, attached hereto as **Exhibit A** and incorporated herein by reference; and

**WHEREAS**, it is in the best interest of the District to pay the cost of the Improvements by special assessments levied on benefitted lands within the Stillwater Project pursuant to Section 13 of the Act (hereinafter, the "Assessments"); and

**WHEREAS**, the District is empowered by the Act, and Chapters 170 and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct,

enlarge or extend, equip, operate and maintain the Improvements and to impose, levy and collect the Assessments; and

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received for lands within the Stillwater Project of the District as set forth in that certain Master Assessment Methodology Report Lakewood Ranch Stewardship District Stillwater Project, dated March 6, 2026, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 14400 Covenant Way, Lakewood Ranch, Florida 34202 (the "District Records Office"); and

**WHEREAS**, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved; and

**WHEREAS**, this Resolution shall serve as the "resolution required to declare special assessments" contemplated by Section 170.03, Florida Statutes, for the assessment lien(s) levied against the property as described in **Exhibits A** and **B** that secure the Assessments.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT:**

- The Assessments shall be levied to defray the cost of the Improvements.
- The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, and are on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
- The total estimated cost of the Improvements is \$5,830,000 (the "Estimated Cost").
- The Assessments will defray approximately \$8,085,000 which includes the Estimated Cost, plus financing-related costs, capitalized interest, and debt service reserve.
- The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**.
- The Assessments shall be levied within the Stillwater Project of the District on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
- There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
- Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to the Act and Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Improvements, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Manatee and Sarasota Counties and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 6th day of March, 2026.

ATTEST: LAKEWOOD RANCH STEWARDSHIP DISTRICT

/s/ Jane Gaarlandt  
Secretary/Assistant Secretary

/s/ Rex Jensen  
Rex Jensen, Chairman

**Exhibit A:** Engineer's Report for the Lakewood Ranch Stewardship District (Stillwater Project), dated January 12, 2026

**Exhibit B:** Master Assessment Methodology Report Lakewood Ranch Stewardship District Stillwater Project, dated March 6, 2026

March 20, 27, 2026

26-00431M

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 April 09, 2026 at 10:00 AM EST. Property will be sold to the highest bidder.

7001 - 8400 Cortez Rd, Bradenton, FL 34210 - 941-491-0148; Entire contents of unit consisting of, but not limited to: Patrick Leon-Wall art, wardrobe, bed frame, headboard, mirror side table.

7007 - 4305 32nd St., Bradenton, FL 34205 - 941-491-0109; Entire contents of unit consisting of, but not limited to: James Hattaway-MOTORCYCLE NOT FOR SALE Boxes, night stands, dresser, bassinet, shop vac, power wheel jeep, dryer, baby stroller, clothing, mattress and box spring, car door, flat screen, Darren Parker-Corn hole game, paint cans, building materials. Ihor Kurash-Boxes, bags, tool box, 40" creeper, suite case, flashlight, jack stands.

March 20, 27, 2026

26-00413M

SAVE TIME



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

SARASOTA • MANATEE • HILLSBOROUGH  
PASCO • PINELLAS • POLK • LEE  
COLLIER • CHARLOTTE

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

-- ESTATE --

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2026 CP 000062 AX  
Division: PROBATE  
IN RE: ESTATE OF  
CHRISTOPHER CORDES,  
Deceased.

The administration of the estate of Christopher Cordes, 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 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 March 20, 2026.

**Personal Representative:**  
**Emily Cordes**

c/o PAYNE LAW GROUP PLLC  
766 Hudson Ave., Suite C  
Sarasota, FL 34236

Attorney for Personal Representative:  
Teresa A. Monfils, Esq.  
Florida Bar Number: 1019949  
PAYNE LAW GROUP PLLC  
766 Hudson Ave., Suite C  
Sarasota, FL 34236  
Telephone: (941) 487-2800  
Fax: (941) 487-2801  
E-Mail: tmonfils@lawnav.com  
Secondary E-Mail:  
bliberty@lawnav.com  
March 20, 27, 2026 26-00452M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 2026 CP 000334  
Division Probate  
IN RE: ESTATE OF  
DARLENE PHIPPS  
Deceased.

The administration of the estate of Darlene Phipps, deceased, whose date of death was January 20, 2026 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 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 WITH-

IN 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 March 20, 2026.

**Co-Personal Representative**  
**Penny Eagle**

195 Cerullo Road  
Shinnston, WV 26431

Email: penny.eagle@k12.wv.us

**Co-Personal Representative**  
**Dale Eagle**

1078 Four States Road  
Worthington, WV 26591

Email: deagle@actionfacilities.com  
Attorney for Personal Representative:  
Neil T. Lyons, Esq.  
Florida Bar No. 91826  
Luhren Goldberg, LLC  
6954 Professional Parkway  
Lakewood Ranch, Florida 34240  
Email Address:  
ntl@lawpoweredbywomen.com  
March 20, 27, 2026 26-00442M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 2026-CP-00506  
IN RE: ESTATE OF  
DANIEL K. CRAW, Deceased.

The administration of the estate of DANIEL K. CRAW, deceased, whose date of death was January 12, 2026, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Bradenton, FL 34205 and the mailing address of which is P.O. Box 25400, Bradenton, FL 34206.

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

All creditors of the decedent and other persons having claims or demands against 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 cura-

tor has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of 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: March 20, 2026.

**Carol Arlene Watson**  
**Personal Representative**

3208 Cambridge Avenue  
Bradenton, FL 34207

M. Brandon Robinson, Esq.  
Attorney for the  
Personal Representative  
Florida Bar No. 119364  
BARNES WALKER, GOETHE,  
PERRON, SHEA, JOHNSON &  
ROBINSON, PLLC  
3119 Manatee Avenue West  
Bradenton, FL 34025  
Telephone: (941) 741-8224  
Email: brobinson@barneswalker.com  
March 20, 27, 2026 26-00437M

## SECOND INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 04/03/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1969 HILC mobile home bearing vehicle identification number HF4084C and all personal items located inside the mobile home. Last Tenant: John Miller and Retire Two LLC. Sale to be held at: Two Rivers MHP, 2800 Manatee Avenue, E., Bradenton, Florida 34208 (941)-896-6000.

March 20, 27, 2026

26-00448M

## THIRD INSERTION

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

Case Number: 2026 DR 512

**IN RE: The Marriage of:  
HERNANDO REYES,  
Petitioner, and  
STEPHEN EVERETT,  
Respondent.**

TO: Stephen Everett  
9917 Wauchula Road  
Myakka City, Florida 34251

YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on the Petitioner's, Hernando Reyes, attorney, E. Jon Weiffenbach, Jr., whose address is 538 12th Street West, Bradenton, Florida 34205 on or before 04/15/2026, 2026, and file the original with the clerk of this Court at 1115 Manatee Avenue West, Bradenton, Florida 34205, before service on Petitioner or immediately thereafter. This notice shall be filed in the Business Observer. If you fail to file a written defense within the timeframe provided, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of

Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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.

"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."

Dated: 03/04/2026

Angelina Colonnese  
Manatee County Clerk  
of The Circuit Court

CLERK OF THE CIRCUIT COURT  
(SEAL) By: C. Gaskin

Deputy Clerk  
Mar. 13, 20, 27; Apr. 3, 2026

26-00379M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
Case Number: 2026 CP 361  
IN RE: ESTATE OF  
JAMES ALLEN BUCKNER,  
Deceased.

The administration of The Estate of James Allen Buckner, deceased whose date of death was 12/18/25, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

TION OF THIS NOTICE.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 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 March 20, 2026

**Personal Representative**  
**Katherine M. McKenna**

3203 Mercer Road  
Bradenton, FL 34207

Attorney for Personal Representative  
WILLIAM H. MEEKS, JR.  
Florida Bar No: 0278191

1429 60TH Avenue West, Suite 300  
Bradenton, Florida 34207  
941-755-2674

Attorney for Personal Representative  
whmatty@aol.com

March 20, 27, 2026 26-00440M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA, PROBATE DIVISION  
File No. 2026 CP 000523 AX  
Division: Probate  
IN RE: ESTATE OF  
ROLF W. KOPP  
a/k/a ROLF KOPP  
Deceased.

The administration of the estate of Rolf W. Kopp, also known as Rolf Kopp, deceased, whose date of death was October 8, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 March 20, 2026.

**Personal Representative:**  
**Lawanna L. Hall**

c/o 213 Harbor Drive North  
Venice, FL 34285

Attorney for Personal Representative:  
Donna-Lee M. Roden  
Florida Bar No. 771790  
213 Harbor Drive North  
Venice, FL 34285

Telephone: (941) 486-8555  
E-mail address: Donna1522@aol.com

March 20, 27, 2026 26-00436M

## THIRD INSERTION

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

Case No.: 2025 DR 1726

Division: 3

**PATRICK J. DOONAN,  
Petitioner, and  
TALIA JEAN BEACH,  
Respondent.**

TO: TALIA JEAN BEACH

DOB: 09/12/1998

Age: 27

Race: White

Hair Color: Red

Eye Color: Brown

Height: 5'6"

Weight: 120 lbs

YOU ARE NOTIFIED that an action for Amended Petition for Dissolution of Marriage and other Relief has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on D. Scott Wesley, Esq., Petitioner's attorney, whose address is 2127 Ringling Blvd, Suite 103, Sarasota, Florida 34237, on or before 4/15/26, and file the original with the clerk of this court at Manatee Clerk of Court, 1115 Manatee Ave. W., Bradenton, Florida 34209, either before service on Petitioner's attorney or imme-

diately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

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

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 03/04/2026

Angelina Colonnese  
Manatee County Clerk of

The Circuit Court

CLERK OF THE CIRCUIT COURT

By: (SEAL)C. Gaskin

Deputy Clerk

March 13, 20, 27; April 3, 2026

26-00374M

## 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 April 09, 2026 at 11:00 AM EST. Property will be sold to the highest bidder.

7008 - 3760 Cortez Rd W, Bradenton, FL 34210 - 941-491-0083; Entire contents of unit consisting of, but not limited to: Nicholle Moore-motorcycle, ladder, skeleton's, misc. Items. Christian Aponte-mattress, sofa, totes, bags.

7020 - 4660 53rd Ave East, Bradenton, FL 34203 - 941-307-7616; Entire contents of unit consisting of, but not limited to: Aariyona Timmons-2 Dressers, Wall Art, Boxes, Bags, Clothes, Fishing rod & reel, Nightstand.

7106 - 1102 53rd Ave West, Bradenton, FL 34207 - 941-344-2980; Entire contents of unit consisting of, but not limited to: kezia wills-Clothes, Bags, Boxes, backpack, Totes, Purse, Foot massager, Blow dryer, Hair curlers, Toys, Personal items, Misc items.

7013 - 14710 E State Rd 64, Bradenton, FL 34212 - 941-491-0078; Entire contents of unit consisting of, but not limited to: Nicole Lia-Vacuum cleaners, Wall art, Luggage, Bags, Boxes, Rugs, Beach umbrella.

7103 - 10415 Portal Crossing, Bradenton, FL 34211 - 941-491-0117; Entire contents of unit consisting of, but not limited to: Mark Gallegos-Big screen TV, Giant stuffed Bear, Clothes, Mattress, Wall art, Bags, Totes. Sharif Torres-Clothes, Toys, Dewalt tool box, Totes, Electric kids bike, Electric kids 4 wheeler, Fan, Small pump.  
March 20, 27, 2026 26-00414M

## THIRD INSERTION

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

CIVIL DIVISION

Case No. 2026-CA-000476

**PARADISE BAY ESTATES, INC., a  
Florida not for-profit corporation,  
Plaintiff, vs-**

**THE UNKNOWN SPOUSE,  
HEIRS, DEVISEES, GRANTEES  
AND ASSIGNEES CLAIMING BY,  
THROUGH, UNDER OR AGAINST  
GARY L. HARRINGTON, deceased,  
THE UNKNOWN SPOUSE,  
HEIRS, DEVISEES, GRANTEES  
AND ASSIGNEES CLAIMING BY,  
THROUGH, UNDER OR AGAINST  
FAITH A. HARRINGTON,  
deceased, DEBORAH A.**

**DURKEE, DENISE TOTTEN,  
JOSEPH W. HARRINGTON,  
PAMELA LAFONTAINE, SARAH  
HARRINGTON, UNKNOWN  
PERSON IN POSSESSION,  
UNITED STATES OF AMERICA  
INTERNAL REVENUE SERVICE,  
AND FLORIDA DEPARTMENT OF  
REVENUE,  
Defendant.**

TO: DEFENDANTS, THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES AND ASSIGNEES CLAIMING BY, THROUGH, UNDER OR AGAINST FAITH A. HARRINGTON, deceased, THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES AND ASSIGNEES CLAIMING BY, THROUGH, UNDER OR AGAINST GARY L. HARRINGTON, deceased, PARADISE BAY ESTATES, INC. has filed an action seeking to eject you and quiet title to real property identified as 10315 Cortez Road West, Unit 62-2, Bradenton, FL 3421, located in MANATEE County, Florida, and more particularly identified as follows:

Unit #62-2 of PARADISE BAY ESTATES, a Residential Cooperative, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded in Official Records Book 1446,

Pages 7204-7262, of the Public Records of Manatee County, Florida, upon which lies the following double-wide mobile home: MAKE: ANDE YEAR: 1952 VIN: 5317 TITLE: 0010567011

and on or before 30 days from the first date of publication of this Notice, you are required to serve a copy of your written defenses, if any, on Michael E. Schuchat, Esq., Plaintiff's attorney, whose address is Lutz, Bobo & Telfair, P. A., Two North Tamiami Trail, Suite 500, Sarasota, Florida 34236, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

WITNESS my hand and the seal of this Court on this 9th day of MARCH, 2026.

Angelina "Angel" Colonnese

CLERK OF THE CIRCUIT COURT

By: (SEAL) K. Gaffney

Deputy Clerk

March 13, 20, 27; April 3, 2026

26-00404M

**What makes public notices in newspapers superior to other forms of notices?**

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

11/8/23, v12

--- SALES / ACTIONS ---

SECOND INSERTION

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

**CASE NO.: 2025CA002185**  
**CARRINGTON MORTGAGE**  
**SERVICES, LLC,**  
**Plaintiff, vs.**  
**TRACI E. STEWART; et al.,**  
**Defendant(s).**

TO: Unknown Tenant #1  
Last Known Residence: 6323 164h Ave  
E Parrish, FL 34219  
TO: Unknown Tenant #2  
Last Known Residence: 6323 164h Ave  
E Parrish, FL 34219

YOU ARE NOTIFIED that an action  
to foreclose a mortgage on the following  
property in Manatee County, Florida:  
LOT 185, AVIARY AT RUT-  
LAND RANCH PHASE IA &  
IB, ACCORDING TO PLAT  
THEREOF AS RECORDED  
IN PLAT BOOK 65, PAGES 84  
THROUGH 108 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 ALDRIDGE  
PITE, LLP, Plaintiff's attorney, at 401  
W. Linton Blvd. Suite 202-B Delray  
Beach, FL 33444, on or before 30 DAYS  
FROM FIRST PUBLICATION, and file  
the original with the clerk of this court  
either before service on Plaintiff's at-

torney or immediately thereafter; oth-  
erwise a default will be entered against  
you for the relief demanded in the com-  
plaint 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 sched-  
uled court appearance, or immediately  
upon receiving this notification if the time  
before the scheduled appearance is less  
than seven (7) days; if you are hearing  
or voice impaired, call 711.

Dated on MARCH 13, 2026.  
ANGELINA COLONNESO  
As Clerk of the Court  
By: /s/ Kris Gaffney  
As Deputy Clerk

1133-3930B  
Ref# 15938  
March 20, 27, 2026 26-00428M

SECOND INSERTION

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

**GENERAL JURISDICTION**  
**DIVISION**  
**CASE NO.**  
**412025CA002718CAAXMA**  
**FREEDOM MORTGAGE**  
**CORPORATION,**  
**Plaintiff, vs.**  
**MELISSA A WILSON, et al.,**  
**Defendant.**

TO: UNKNOWN TENANT IN  
POSSESSION 1, 5118 19TH ST W,  
BRADENTON, FL 34207  
UNKNOWN TENANT IN  
POSSESSION 2, 5118 19TH ST W,  
BRADENTON, FL 34207  
LAST KNOWN ADDRESS STATED,  
CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that  
an action to foreclose Mortgage covering  
the following real and personal  
property described as follows, to-wit:  
LOT 23, BLOCK 42, HOLIDAY  
HEIGHTS 2ND ADDITION,  
ACCORDING TO THE MAP  
OR PLAT THEREOF AS RE-  
CORDED IN PLAT BOOK 9,  
PAGE 27, OF THE PUBLIC RE-  
CORDS OF MANATEE COUN-  
TY, FLORIDA.

has been filed against you and you are  
required to file a copy of your written  
defenses, if any, to it on Morgan B Lea,  
McCalla Raymer Leibert Pierce, LLP,  
225 East Robinson Street, Suite 155,  
Orlando, FL 32801 and file the original  
with the Clerk of the above- styled  
Court on or before or 30 days from the

first publication, otherwise a Judgment  
may be entered against you for the relief  
demanded in the Complaint.

In and for Manatee County:  
If you cannot afford an attorney, con-  
tact 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 proceed-  
ing, you are entitled, at no cost to  
you, to the provision of certain assis-  
tance. Please contact the Manatee  
County Jury Office, P.O. Box 25400,  
Bradenton, Florida 34206, (941) 741-  
4062, at least seven (7) days before  
your scheduled court appearance, or  
immediately upon receiving this noti-  
fication if the time before the sched-  
uled appearance is less than seven  
(7) days; if you are hearing or voice  
impaired, call 711.

WITNESS my hand and seal of said  
Court on the 9TH day of MARCH,  
2026.

ANGELINA "ANGEL"  
COLONNESO, ESQ.  
CLERK OF COURT OF  
MANATEE COUNTY  
As Clerk of the Court  
BY: /s/ K. Gaffney  
Deputy Clerk

25-14345FL  
March 20, 27, 2026 26-00420M

SECOND INSERTION

**NOTICE OF ACTION**  
**FORECLOSURE PROCEEDINGS-**  
**PROPERTY**

IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA CIVIL DIVISION  
**CASE #: 2025CA002246AX**  
**DIVISION: D**

**Trust Bank**  
**Plaintiff, -vs.-**  
**Amy R. Whitt; Unknown Spouse of**  
**Amy R. Whitt; The Bank of Tampa;**  
**Unknown Parties in Possession**  
**#1, if living, and all Unknown**  
**Parties claiming by, through, under**  
**and against the above named**  
**Defendant(s); Unknown Parties**  
**in Possession #2, if living, and**  
**all Unknown Parties claiming by,**  
**through, under and against the**  
**above named Defendant(s)**

**Defendant(s).**  
TO: Amy R. Whitt: 2705 Southern Park-  
way West, Bradenton, FL 34205 and  
Unknown Spouse of Amy R. Whitt: 2705  
Southern Parkway West, Bradenton, FL  
34205

Residence unknown, if living, including  
any unknown spouse of the said Defen-  
dants, if either has remarried and if ei-  
ther or both of said Defendants are dead,  
their respective unknown heirs, devisees,  
grantees, 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 un-  
known Defendants as may be infants,  
incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that  
an action has been commenced to fore-  
close a mortgage on the following real  
property, lying and being and situated  
in Manatee County, Florida, more par-  
ticularly described as follows:

LOT 19, BLOCK G, WIND-  
SOR PARK, FIRST UNIT, A  
SUBDIVISION ACCORDING  
TO THE PLAT THEREOF RE-  
CORDED AT PLAT BOOK 12,  
PAGE 38-39, IN THE PUB-

LIC RECORDS OF MANATEE  
COUNTY, FLORIDA.  
more commonly known as 2705  
Southern Parkway West, Braden-  
ton, FL 34205.

This action has been filed against you  
and you are required to serve a copy  
of your written defense, if any, upon  
LOGS LEGAL GROUP LLP, Attorneys  
for Plaintiff, whose address is 750 Park  
of Commerce Blvd., Suite 130, Boca Ra-  
ton, FL 33487, within thirty (30) days  
after the first publication of this notice  
and file the original with the clerk of  
this Court either before with service  
on Plaintiff's attorney or immediately  
thereafter; otherwise a default will be  
entered against you for the relief de-  
manded in the Complaint.

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

If you are a person with a disability  
who needs any accommodations in order  
to participate in this proceeding, you are  
entitled, at no cost to you, to the provision  
of certain assistance. Please contact the  
Manatee County Jury Office, P.O. Box 25400,  
Bradenton, Florida 34206, (941) 741-4062,  
at least seven (7) days before your sched-  
uled 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 18TH day of FEBRUARY,  
2025.

Angelina Colonneso  
Circuit and County Courts  
By: (SEAL) /s/ Kris Gaffney  
Deputy Clerk

25-334063 FC01 SUT  
March 20, 27, 2026 26-00438M

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. 2023CA004942AX**  
**ROCKET MORTGAGE, LLC F/K/A**  
**QUICKEN LOANS, LLC,**  
**Plaintiff, vs.**  
**ALFRED J. WALKES, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant  
to a Final Judgment of Foreclosure  
dated March 10, 2026, and entered in  
2023CA004942AX of the Circuit Court  
of the TWELFTH Judicial Circuit in and  
for Manatee County, Florida, wherein  
ROCKET MORTGAGE, LLC F/K/A  
QUICKEN LOANS, LLC is the Plaintiff  
and ALFRED J. WALKES; REGAL  
RENEWAL AND REVITALIZATION  
LLC; MEADOWBROOK ESTATES  
HOMEOWNERS ASSOCIATION,  
INC.; ROCKET MORTGAGE,  
LLC F/K/A QUICKEN LOANS,  
LLC; MONICA WALKES are the  
Defendant(s). Angelina Colonneso  
as the Clerk of the Circuit Court will  
sell to the highest and best bidder for  
cash at www.manatee.realforeclose.  
com, at 11:00 AM, on April 14, 2026,  
the following described property as set  
forth in said Final Judgment, to wit:

LOT 12, MEADOWBROOK ES-  
TATES, ACCORDING TO THE  
MAP OR PLAT THEREOF, AS  
RECORDED IN PLAT BOOK 42,  
PAGE(S) 22 THROUGH 25 IN-  
CLUSIVE, OF THE PUBLIC RE-

CORDS OF MANATEE COUNTY,  
FLORIDA.  
5908 33RD DR E, PALMETTO,  
FL 34221

Any person claiming an interest in the  
surplus from the sale, if any, other than  
the property owner as of the date of the  
lis pendens must file a claim in accor-  
dance 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 sched-  
uled 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 March, 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  
23-131202 - MiM  
March 20, 27, 2026 26-00447M

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.**  
**412025CA000777CAAXMA**  
**SUNCOAST CREDIT UNION, A**  
**FEDERALLY INSURED STATE**  
**CHARTERED CREDIT UNION**  
**Plaintiff, vs.**  
**MARK ANTHONY M PERALTA**  
**AKA MARK ANTHONY MAGO**  
**PERALTA AND UNKNOWN**  
**TENANTS/OWNERS,**  
**Defendants.**

Notice is hereby given, pursuant to Final  
Judgment of Foreclosure for Plaintiff  
entered in this cause on March 3, 2026,  
in the Circuit Court of Manatee County,  
Florida, Angelina M. Colonneso,  
Clerk of the Circuit Court, will sell the  
property situated in Manatee County,  
Florida described as:

LOT 9, CREEKSIDE PRESERVE  
II, A SUBDIVISION ACCORD-  
ING TO THE PLAT THEREOF  
RECORDED IN PLAT BOOK 48,  
PAGES 186 THROUGH 199, IN-  
CLUSIVE, OF THE PUBLIC RE-  
CORDS OF MANATEE COUNTY,  
FLORIDA.

and commonly known as: 4126 91ST  
AVE E, PARRISH, FL 34219; includ-  
ing the building, appurtenances, and  
fixtures located therein, at public sale,  
to the highest and best bidder, for cash,  
www.manatee.realforeclose.com, on  
June 3, 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 sched-  
uled 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 March 12, 2026  
By: /s/ Ryan Sutton  
Ryan Sutton  
Attorney for Plaintiff  
011150/2529477/RPS  
March 20, 27, 2026 26-00425M

SECOND INSERTION

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

**CASE NO.:**  
**412025CA002459CAAXMA**  
**WILMINGTON TRUST, NA,**  
**SUCCESSOR TRUSTEE TO**  
**CITIBANK, N.A., AS TRUSTEE**  
**F/B/O REGISTERED HOLDERS**  
**OF STRUCTURED ASSET**  
**MORTGAGE INVESTMENTS**  
**II INC., BEAR STEARNS ARM**  
**TRUST, MORTGAGE PASS-**  
**THROUGH CERTIFICATES,**  
**SERIES 2006-4,**  
**Plaintiff, vs.**  
**CATHY BENJAMIN; UNKNOWN**  
**SPOUSE OF CATHY BENJAMIN;**  
**UNKNOWN TENANT(S) IN**  
**POSSESSION #1 and #2, and ALL**  
**OTHER UNKNOWN PARTIES,**  
**et al.,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant  
to a Uniform Final Judgment of  
Mortgage Foreclosure dated March 13,  
2026, entered in Civil Case No.:  
412025CA002459CAAXMA of the  
Circuit Court of the Twelfth Judicial  
Circuit in and for Manatee County,  
Florida, wherein WILMINGTON  
TRUST, NA, SUCCESSOR TRUSTEE  
TO CITIBANK, N.A., AS TRUSTEE  
F/B/O REGISTERED HOLDERS OF  
STRUCTURED ASSET MORTGAGE  
INVESTMENTS II INC., BEAR  
STEARNS ARM TRUST, MORTGAGE  
PASS-THROUGH CERTIFICATES,  
SERIES 2006-4, Plaintiff, and CATHY  
BENJAMIN is Defendant.

ANGELINA COLONNESO, The  
Clerk of the Circuit Court, will sell to  
the highest bidder for cash, at www.  
manatee.realforeclose.com, at 11:00  
AM, on the 15th day of April, 2026, the  
following described real property as set  
forth in said Judgment, to wit:  
LOT 10, BLOCK B, FRANK  
E. KIMBALL SUBDIVISION,  
ACCORDING TO THE PLAT  
THEREOF, AS RECORDED IN  
PLAT BOOK 8, PAGE 30 AND AS

AMENDED IN PLAT BOOK 8,  
PAGE 102, OF THE PUBLIC RE-  
CORDS OF MANATEE COUNTY,  
FLORIDA.

If you are a person claiming a right to  
funds remaining after the sale, you  
must file a claim with the clerk before  
the clerk reports the surplus as un-  
claimed. If you fail to file a timely claim  
you will not be entitled to any remain-  
ing funds. After the funds are reported  
as unclaimed, only the owner of record  
as of the date of the Lis Pendens may  
claim the surplus.

If you cannot afford an attorney,  
contact Gulfcoast Legal Services at  
(941)746-6151 or www.gulfcoastleg-  
al.org, or Legal Aid of Manasota at  
(941)747-1628 or www.legalaidofmana-  
sota.org. If you do not qualify for free  
legal assistance or do not know an at-  
torney, you may call an attorney refer-  
ral 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 proceed-  
ing, you are entitled, at no cost to  
you, to the provision of certain assis-  
tance. Please contact the Manatee  
County Jury Office, P.O. Box 25400,  
Bradenton, Florida 34206, (941) 741-  
4062, at least seven (7) days before  
your scheduled court appearance, or  
immediately upon receiving this noti-  
fication if the time before the sched-  
uled appearance is less than seven  
(7) days; if you are hearing or voice  
impaired, call 711.

Dated: March 18, 2026  
/s/ Brian L. Rosaler  
By: Brian L. Rosaler  
Florida Bar No.: 0174882.  
Attorney for Plaintiff:  
Brian L. Rosaler, Esquire  
Popkin & Rosaler, P.A.  
1701 West Hillsboro Boulevard  
Suite 400  
Deerfield Beach, FL 33442  
Telephone: (954) 360-9030  
Facsimile: (954) 420-5187  
24-51412  
March 20, 27, 2026 26-00450M

SECOND INSERTION

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

**CASE NO.: 2025CC001127AX**  
**PALM COVE MHC, LLC d/b/a**  
**Whispering Palms Manufactured**  
**Home Community,**  
**Plaintiff, vs.**  
**THE ESTATE OF JOYCE**  
**JOHNSON; ALL UNKNOWN**  
**BENEFICIARIES, HEIRS,**  
**SUCCESSORS, AND ASSIGNS**  
**OF JOYCE JOHNSON; ABBY**  
**JOHNSON; KINSLEY JOHNSON;**  
**UNKNOWN PARTY OR PARTIES**  
**IN POSSESSION; KATHY ANN**  
**RUPERT, AS HEIR TO THE**  
**ESTATE OF JAMES PATRICK**  
**MCMONAGLE; ALL UNKNOWN**  
**BENEFICIARIES, HEIRS,**  
**SUCCESSORS, AND ASSIGNS OF**  
**JAMES PATRICK MCMONAGLE;**  
**KATHY ANN RUPERT, AS HEIR**  
**TO THE ESTATE OF BARBARA**  
**ANN MCMONAGLE; ALL**  
**UNKNOWN BENEFICIARIES,**  
**HEIRS, SUCCESSORS, AND**  
**ASSIGNS OF BARBARA ANN**  
**MCMONAGLE; and ALL**  
**UNKNOWN BENEFICIARIES,**  
**HEIRS, SUCCESSORS, AND**  
**ASSIGNS OF CURTIS EUGENE**  
**WILSON, JR.,**  
**Defendants.**

Notice is hereby given that, pursuant  
to the Default Final Judgment entered  
in this cause on March 13, 2026, in  
the County Court of Manatee County,  
Angelina Colonneso, Manatee County

Clerk of the Court, will sell the property  
situated in Manatee County, Florida,  
described as:

1957 SKYL mobile home bear-  
ing vehicle identification number  
483823X.  
Property Address: 1219 51st Av-  
enue East, Lot No. 82, Bradenton,  
Florida 34203

at public sale, to the highest and best  
bidder, for cash, via the internet at  
www.manatee.realforeclose.com at  
11:00 A.M. on the 16th day of April  
2026. Any person claiming an inter-  
est in the surplus from the sale, if any,  
other than the property owner, must file  
a claim within 60 days after the sale.

If you are a person with a disability  
who needs any accommodations in order  
to participate in this proceeding, you are  
entitled, at no cost to you, to the provision  
of certain assistance. Please contact the  
Manatee County Jury Office, P.O. Box 25400,  
Bradenton, Florida 34206, (941) 741-4062,  
at least seven (7) days before your sched-  
uled 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,  
ATLAS LAW, PLLC  
Daniel M. Hartzog, Esq.  
- Fla. Bar 652067  
1313 North Howard Avenue  
Tampa, Florida 33607  
813.241.8269  
efilling@atlaslaw.com  
Attorneys for Plaintiff  
March 20, 27, 2026 26-00443M

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
**File No. 2026-CP-000503 AX**  
**Probate Division**  
**IN RE: ESTATE OF Barbara Anne**  
**Richardson, Deceased.**

The administration of the estate of  
Barbara Anne Richardson, deceased,  
whose date of death was February 6,  
2026, is pending in the Circuit Court  
for Manatee County, Florida, Probate  
Division, the address of which is Manatee  
County Courthouse, Probate Divi-  
sion, P.O. Box 25400, Bradenton, FL  
34206-5400. The names and addresses  
of the Personal Representative and the  
Personal Representative's attorney are  
set forth below.

All creditors of the decedent and oth-  
er 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 WITH-  
IN 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 Com-  
munity Property Rights at Death Act  
as described in ss. 732.216-732.228,  
applies, or may apply, unless a written  
demand is made by a creditor as spec-  
ified 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 March 20, 2026.

**Personal Representative:**  
**James E. Johnson II**  
410 43rd Street West, Suite N  
Bradenton, FL 34209

Attorney for Personal Representative:  
James E. Johnson II  
Email Address:  
jjohnson@dyeharrison.com  
Email Address:  
cgodfrey@dyeharrison.com  
Florida Bar No. 0061621  
Dye Harrison Knowles Hamrick  
Kirkland Pratt DePaola & Johnson,  
PLLC  
410 43rd Street West, Suite N  
Bradenton, FL 34209  
Telephone: (941) 747-1871  
March 20, 27, 2026 26-00446M

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**Case No. 2026 CP 219**  
**JUDGE DIANA MORELAND**  
**IN RE: ESTATE OF**  
**PING ZENG**  
**Deceased**

The administration of the Estate of  
Ping Zeng, deceased, whose date of  
death was July 27, 2025, is pending in  
the Circuit Court for Manatee County,  
Florida, Probate Division, the address  
of which is 1115 Manatee Avenue West,  
Bradenton, Florida 34205. The names  
and addresses of the personal represen-  
tative and the personal representative's  
attorney are set forth below.

All creditors of the decedent and oth-  
er 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 PUBLICA-  
TION OF THIS NOTICE OR THIRTY  
(30) DAYS AFTER THE DATE OF  
SERVICE OF A COPY OF THIS NOTI-  
CE 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 WITH-  
IN 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 March 20, 2026.

**Personal Representative:**  
**FRANK ZHANG (PR)**  
7635 Tralee Way  
Bradenton, Florida 34202  
Attorney for Personal Representative:  
JENNIFER

## --- ESTATE ---

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-2883  
Division Probate  
IN RE: ESTATE OF  
SANDRA SWINNEY LIVOLSI  
A/K/A SANDRA S. LIVOLSI  
A/K/A SANDRA LIVOLSI

The administration of the estate of SANDRA SWINNEY LIVOLSI A/K/A SANDRA S. LIVOLSI A/K/A SANDRA LIVOLSI, deceased, whose date of death was October 18, 2025, and whose social security number is XXX-XX-1449, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE

DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

**Personal Representative:**

**Teresa Cisar**

11400 N.W. 23rd St.  
Plantation, FL 33323

Attorney for Personal Representative:

Aaron J. Tracy, Esq.  
Florida Bar Number: 0940151  
435 12th Street West, Ste. 209  
Bradenton, Florida 34205  
Telephone: (941) 405-9156  
Fax: (941) 296-7657  
E-Mail: aaron@tracy-law.com  
March 20, 27, 2026 26-00432M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWELFTH CIRCUIT IN AND FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-000362  
IN RE: ESTATE OF  
DOUGLAS E. PARNELL  
Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmaturred, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

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

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

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS

THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The case number and decedent's name are: DOUGLAS E. PARNELL, File Number 2026-CP-000362.

The address of the court where this probate is pending is: Circuit Court for Manatee County, Florida, 1115 Manatee Avenue West, Bradenton, FL 34205.

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.

Date of death of the decedent is: 01/22/2026.

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

The second week of publication is March 27, 2026.

**Personal Representative(s):**

**Tyra A. Sanchez.**

Attorney for the representative(s):

By: /s/ Matthew T. Morrison  
Matthew T. Morrison, Esquire  
Florida Bar No. 1005203  
5121 S. Lakeland Dr, Suite 2  
Lakeland, Florida 33813  
March 20, 27, 2026 26-00423M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2026CP346  
IN RE: ESTATE OF  
DONNA L. DUTTON  
Deceased

The administration of the Estate of DONNA L. DUTTON, deceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or

demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

**Personal Representative:**

**BRIAN M. DUTTON**

4241 Gayle Cir  
Cookeville, TN 38501

Attorney for Personal Representative:

DAVID J. BOUZIANE, JR.  
Florida Bar No. 58865  
2812 Manatee Ave W  
Bradenton, FL 34205  
941-746-4454  
March 20, 27, 2026 26-00418M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 2026-CP-000475-AX  
IN RE: ESTATE OF  
ROBERT K. OMMEN,  
Deceased

The administration of the Estate of ROBERT K. OMMEN, 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, 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The Personal Representative or 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 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.2211.

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

**CLAUDIA OMMEN**

**Personal Representative**

6320 Venture Drive, Ste. 104  
Lakewood Ranch, Florida 34202  
Justin W. Najmy, Esq.  
Attorney for Personal Representative  
Florida Bar No. 1039816  
Najmy Thompson P.L.  
6320 Venture Drive, Suite 104  
Lakewood Ranch, FL 34202  
Telephone: 941-907-3999  
Email:  
jwnajmy@najmythompson.com  
Secondary Email:  
msscott@najmythompson.com  
March 20, 27, 2026 26-00419M

## SECOND INSERTION

**Notice to Creditors**  
(Summary Administration)  
IN THE CIRCUIT COURT OF THE  
12TH JUDICIAL CIRCUIT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File #2025CP 002550 AX  
Florida Bar No.: 0718424  
IN RE: ESTATE OF  
Gary Lee Stoneking  
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 Gary Lee Stoneking, deceased, File number 2025CP 002550 AX, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Angelina Colonnese, Clerk, 1115 Manatee Ave W, Probate Div., Bradenton, FL 34205; that the decedent's date of death was March 31, 2025; that the total value of the estate is \$1,300.00 plus homestead property, and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS  
James William McCloy, and Kelly Marie McCloy, co-trustees of the Gary Lee Stoneking Revocable Trust dated February 17, 2015

6286 Mesa Glen  
Bradenton, FL 34203

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against estate of the decedent other than those listed in the Order of Summary Administration, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

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

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

**Person Giving Notice**

**James William McCloy**

6286 Mesa Glen  
Bradenton, FL 34203  
Attorney for Person Giving Notice  
Robert T. Smallwood II  
Florida Bar No.: 0718424  
2100 Constitution Blvd.  
Sarasota, FL 34231  
Telephone: (941) 349-6066  
March 20, 27, 2026 26-00421M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 26-CP-0318  
IN RE: ESTATE OF  
KAREN MAE KRAAL,  
Deceased.

The administration of the estate of Karen Mae Kraal, deceased, whose date of death was June 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 surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

ALL CLAIMS NOT 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 March 20, 2026.

**Ancillary Personal Representative:**

**Timothy Allen Kraal**

3055 72nd Street  
Byron Center, MI 49315  
Attorney for Personal Representative:  
/s/ W. Jeffrey Cecil  
W. Jeffrey Cecil Esq.  
jcecil@porterwright.com  
Florida Bar No. 0986135  
Porter Wright Morris & Arthur LLP  
9132 Strada Place, Suite 301  
Naples, FL 34108  
Telephone: 239-593-2950  
March 20, 27, 2026 26-00433M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 2025-CP-002242  
Division Probate  
IN RE: ESTATE OF  
MICHAEL H. LEHMAN a/k/a  
MICHAEL HOAGLIN LEHMAN  
Deceased.

The administration of the estate of MICHAEL H. LEHMAN a/k/a MICHAEL HOAGLIN LEHMAN, deceased, whose date of death was December 2, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal 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.

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

creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

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

**Personal Representatives:**

**JOHN THOMAS LEHMAN**

**c/o Jenna Kyle Meltzer**

802 11th Street West

Bradenton, Florida 34205

**MICHELLE V. LEHMAN**

**c/o Jenna Kyle Meltzer**

802 11th Street West

Bradenton, Florida 34205

Attorney for Personal Representatives:

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

March 20, 27, 2026 26-00434M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 2026-CP-513  
IN RE: ESTATE OF  
PAUL M. MANCINELLI, a/k/a  
PAUL MICHAEL MANCINELLI  
Deceased.

The administration of the estate of PAUL M. MANCINELLI, a/k/a PAUL MICHAEL MANCINELLI, deceased, whose date of death was January 24, 2026, 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, 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 March 20, 2026.

**Personal Representative:**

**ANTHONY M. MANCINELLI**

8419 W Inspiration Ct

Crystal River, Florida 34228

Attorney for Personal Representative:

DENNIS R. DELOACH, III

Florida Bar Number: 180025

DeLoach, Hofstra & Cavinis, P.A.

8640 Seminole Blvd,

Seminole, FL 33772

Tele: (727) 397-5571

Fax: (727) 393-5418 E-Mail:

rdeloch@dhclaw.com

Secondary E-Mail:

bking@dhclaw.com

March 20, 27, 2026 26-00422M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-000325  
Division PROBATE  
IN RE: ESTATE OF  
ROBERT H. FOLKERTS  
Deceased.

The administration of the estate of ROBERT H. FOLKERTS, deceased, whose date of death was November 29, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, 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 Friday, March 20, 2026.

**Personal Representative:**

**DANIEL FOLKERTS**

5309 Pied Piper Street

Las Vegas, Florida 89113

Attorney for Personal Representative:

BART SCOVILL, Esq., Attorney

Florida Bar Number: 0985716

8031 Cooper Creek Blvd., Suite 101

University Park, Florida 34201

Telephone: (941) 365-2253

E-Mail: bart@scovills.com

Secondary E-Mail:

melissa@scovills.com

March 20, 27, 2026 26-00424M

## PUBLISH YOUR LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment
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Call **941-906-9386**