

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 Selah Drip Co. located at 18314 Wheathouse Place in the City of Bradenton, Manatee, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

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 Bark & Mane of Parrish located at 677 N Washington Blvd Suite #35 in the City of Sarasota, Manatee, FL 34236 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

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 Ready Air USA located at 5103 Lena Road STE 104 in the City of Bradenton, Manatee, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

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 Flor Hair Salon located at 6455 ANAPOLIS LOOP UNIT 307 in the City of PALMETTO, Manatee, FL 34221 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

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 Bark & Mane of West Bradenton located at 677 N Washington Blvd Suite #35 in the City of Sarasota, Manatee, FL 34236 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

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 THE CAKE ATELIER BY POOJA located at 5830 143rd CT E in the City of Bradenton, Florida, Manatee, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

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 SunShineEsthetics located at 101 Manatee Ave W 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.

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 Optimal Pool Care located at 12211 Seabrook Ave. in the City of Lakewood Ranch, Manatee, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

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 Ellenton Crossings located at 5942 Factory Shops Blvd. in the City of Ellenton, Manatee, FL 34222 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

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 Seaberg Solutions located at 1707 6th St W in the City of Palmetto, Manatee, FL 34221 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

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 AMI Transportation, LLC, desiring to engage in business under the fictitious name of The RV Fuel Vault and is registering the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Prosperity Lakes Community Development District

The Board of Supervisors ("Board") of the Prosperity Lakes Community Development District ("District") will hold a regular meeting and public hearing on Thursday, April 30, 2026, at 11:00 a.m. at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed Special Assessment Bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the Master Special Assessment Allocation Report (Active Adult) dated March 26, 2026.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$19,000,000.00 principal in debt, including interest, collection costs, and discounts for early payment. The proposed schedule of assessments is as follows:

Table of Assessments Per Unit Type
TABLE 6: ASSESSMENT ALLOCATION - MAXIMUM ASSESSMENTS (1)
PRODUCT UNITS EAU FACTOR TOTAL EAUs % of EAUs PRODUCT TOTAL PRINCIPAL (2) PER UNIT PRINCIPAL PRODUCT ANNUAL INSTLMT. (2)(3) PER UNIT ANNUAL INSTLMT. (2)

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Manatee County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of 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 20 days of publication of this notice.

At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public 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.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at 813-533-2950 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Scott Brizendine, District Manager



RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Prosperity Lakes Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the Active Adult Master Engineer Report dated March 2026 (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Rizzetta located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614 (the "District Office"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Florida Statutes (the "Debt Assessments"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the Board hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Special Assessment Allocation Report (Active Adult) dated March 26, 2026, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

- 1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. The Debt Assessments shall be levied to defray all of the costs of the Project.
3. The nature of the Project generally consists of public improvements consisting of water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, undergrounding of electrical power, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
4. The general locations of the Project are as shown on the plans and specifications referred to above.
5. As stated in the Engineer's Report, the estimated cost of the Project is approximately \$19,000,000 (hereinafter referred to as the "Estimated Cost").
6. As stated in the Assessment Report, the Debt Assessments will defray approximately \$14,400,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed capital improvement revenue bonds, to be issued in one or more series.
7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report:
a. For unplatted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report.
b. For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.
8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional special assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for below.
10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll 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 is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on March 26, 2026.

Attest: Prosperity Lakes Community Development District
/s/ Sam Stevens Name: Sam Stevens Title: Assistant Secretary
/s/ Lori Compagna Name: Lori Compagna Title: Vice-Chair of the Board of Supervisors

April 3, 10, 2026 26-00491M

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386 and select the appropriate County name from the menu option
OR E-MAIL: legal@businessobserverfl.com

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

Notice of Public Workshop for the Copperstone Community Development District

The Copperstone Community Development District will hold a budget workshop on Wednesday, April 22, 2026, located at the Copperstone Clubhouse located at 8145 115th Avenue, Parrish FL 34219, at 6:30 p.m.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 533-2950, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1(800) 955-8770, who can aid you in contacting the District Office.

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

Sam Stevens  
District Manager  
April 3, 2026 26-00488M

FIRST INSERTION

NORTHLAKE STEWARDSHIP DISTRICT NOTICE MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Northlake Stewardship District ("District") will hold a regular meeting on April 15, 2026 at 5:00 p.m., or as soon thereafter as the matter may be heard, at 6102 162nd Ave E., Parrish, Florida 34219.

The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, https://northlakesd.net/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours 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 Office.

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

District Manager  
April 3, 2026 26-00519M

FIRST INSERTION

NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS OF THE DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the DW Bayview Community Development District (the "District") will hold a regular meeting (the "Meeting") of its Board of Supervisors (the "Board") on Friday, April 17, 2026, at 10:00 a.m. at Driftwood Clubhouse, 8810 Barrier Coast Trail, Parrish, Florida 34219.

A copy of the agenda for the Meeting may be obtained by contacting the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, via telephone at (813) 533-2950 or via email at rwelborn@rizzetta.com or egargaro@rizzetta.com (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations, to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours 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.

Rachel Welborn  
District Manager  
DW Bayview Community Development District  
April 3, 2026 26-00489M

FIRST INSERTION

WILLOW HAMMOCK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the Willow Hammock Community Development District ("District") will hold regular meetings for Fiscal Year 2026 at 6:00 p.m., at the Willow Hammock Community Association Amenity Center, 4002 Willow Branch Place, Palmetto, Florida 34221-2784, unless otherwise indicated, on the following dates:

April 29, 2026  
September 23, 2026

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. A copy of the agenda for these meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, http://www.willowhammockcdd.net/.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 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 meetings 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.

District Manager  
April 3, 2026 26-00518M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 04/17/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to E.S. 715.109: A 1960 SKYL mobile home bearing vehicle identification number 32X710 and all personal items located inside the mobile home. Last Tenant: John David Eppler Jr. Sale to be held at: Cortez Plaza, 616 Cortez Road West, Bradenton, Florida 34207, 941-566-3088.  
April 3, 10, 2026 26-00533M

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 The Good Earth Crematory located at 501 17th Ave. W 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 1st day of April, 2026  
Mortuary Solutions LLC  
April 3, 2026 26-00530M

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 Mensh Man Home Services located at 1707 6th St W in the City of Palmetto, Manatee, FL 34221 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 1st day of April, 2026  
Brian J Menshon  
April 3, 2026 26-00531M

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 Gulf Company located at 13634 2nd Ave NE 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 31st day of March, 2026  
Joan Igawa  
April 3, 2026 26-00528M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-000493 Division Probate IN RE: ESTATE OF ELLEN B. MUELLER a/k/a ELLEN LEE MUELLER Deceased.

The administration of the estate of ELLEN B. MUELLER, deceased, whose date of death was January 1, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W., Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE.

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

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

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

The date of first publication of this notice is APRIL 3, 2026.

Personal Representative: RONALD W. MUELLER 2 Maura Lane

Pepperell, Massachusetts 01463  
Attorney for Personal Representative: DONNA I. SOBEL, ESQUIRE  
E-mail Addresses: donna@sobelattorneys.com, scharles@sobelattorneys.com  
Florida Bar No. 370096  
Donna Irvin Sobel, P.A.  
4900 Manatee Avenue W., Suite 206  
Bradenton, Florida 34209  
Telephone: (941) 747-0001  
April 3, 10, 2026 26-00521M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA FILE NO. 2026 CP 000271 AX Division PROBATE IN RE: ESTATE OF CONNIE SUE GADIENT, FORMERLY KNOWN AS: CONNIE PINTAR; CONNIE WHITE; and CONNIE HUESER Deceased.

The administration of the estate of Connie Sue Gadient formerly known as Connie Pintar, Connie White, and Connie Hueser, deceased, whose date of death was January 1, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is the Manatee County Judicial Center, 1051 Manatee Ave. W., 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.

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 s. 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 733.302 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 April 3, 2026.

Personal Representatives: Jeremy C. White 3602 Homestead Ave. Davenport, Iowa 52802 Stephanie M. Overstake 1410 Westwood Dr. De Witt, Iowa 52742

Attorney for Personal Representatives: Stacey Maloney, Esq.  
Attorney for Co-Personal Representatives Florida Bar Number: 1022354  
The Law Office of Stacey Maloney, PLLC  
1990 Main St., Ste. 750  
Sarasota, FL 34236  
Telephone: (941) 301-8877  
E-Mail: stacey@maloneylegalfl.com  
April 3, 10, 2026 26-00532M



DEADLINE



Email your Legal Notice

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Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE  
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COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**  
11/20/2016, 1:20

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 2026CP0261  
Division Probate  
IN RE: ESTATE OF  
SHERRY K. CORNISH  
Deceased.

The administration of the estate of SHERRY K. CORNISH, deceased, whose date of death was December 13, 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 de-

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

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

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

The date of first publication of this notice is April 3, 2026.

**Personal Representative:**

**BRIAN S. LEACH**

a/k/a **BRIAN LEACH**

7906 115th Avenue East

Parrish, FL 34219-2846

Attorney for Personal Representative:

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

April 3, 10, 2026

26-00504M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2026CP619  
IN RE: ESTATE OF  
HARRY A. WILLIAMS  
Deceased

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

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

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: April 3, 2026.

**Personal Representative:**

**JEFFREY M. WILLIAMS**

322 14th St E

Bradenton, FL 34208

Attorney for Personal Representative:

JAMES WM. KNOWLES, ESQ.

Florida Bar No. 0296260

2812 Manatee Ave W

Bradenton, FL 34205

941-746-4454

April 3, 10, 2026

26-00511M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
CASE NO.: 2026-CP-000640  
IN RE: ESTATE OF  
ALAN P. FILSINGER A/K/A  
ALAN PAUL FILSINGER,  
DECEASED.

The administration of the estate of ALAN P. FILSINGER A/K/A ALAN PAUL FILSINGER, deceased, whose date of death was December 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 has been served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of the first publication of this Notice is April 3, 2026.

Signed on this 16 day of March, 2026.

**Personal Representative:**

**MARYANNE CHENEY**

5 North Wayne Street

Phelps, New York 14532

Attorney for Personal Representative:

JAMES D. JACKMAN, ESQUIRE

Florida Bar No. 521663

JAMES D. JACKMAN, P.A.

5008 Manatee Avenue West, Suite A

Bradenton, Florida 34209

Telephone: (941) 747-9191

Facsimile: (941) 747-1221

Email: jackmanleadings@gmail.com

April 3, 10, 2026

26-00529M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
Case Number: 2026 CP 612  
IN RE: ESTATE OF  
MIRIAM BETH CODE,  
Deceased.

The administration of The Estate of Miriam Beth Code, deceased whose date of death was 09/27/25, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 April 3rd, 2026

**Personal Representative**

**Karen Macy Mortham**

6201 Bayshore Road

Palmetto, FL 34221

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

April 3, 10, 2026

26-00499M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
12TH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.: 2026CP000437AX  
IN RE: ESTATE OF  
PATRICIA ANN KUDERNA,  
Deceased.

The administration of the estate of PATRICIA ANN KUDERNA, Deceased, whose date of death was January 21, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is DAWN KUDERNA5 Manatee Ave., W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE.

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

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

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

The date of first publication of this notice is April 3, 2026.

**DAWN KUDERNA,**

**Personal Representative**

Attorney for Personal Representative:

Scott R. Bugay, Esquire

Florida Bar No. 5207

2501 Hollywood Blvd. Suite 206

Hollywood, Florida 33020

Telephone: (954)767-3399

Fax: (305) 945-2905

Primary Email:

Scott@srblawyers.com

Secondary Email:

angelica@srblawyers.com

April 3, 10, 2026

26-00498M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 2026 CP 521  
IN RE: ESTATE OF  
MONSERRAT LADRON DE  
GUEVARA TORRE,  
Deceased.

The administration of the estate of MONSERRAT LADRON DE GUEVARA TORRE, deceased, whose date of death was January 9, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: April 3rd, 2026

**GREGORY PATRICK SULLIVAN**

**Personal Representative**

13531 2nd Avenue NE

Bradenton, FL 34212

Robert D. Hines, Esq.

Attorney for Personal Representative

Florida Bar No. 0413550

Hines Norman Hines, P.L.

1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612

Telephone: 813-265-0100

Email: rhines@hnh-law.com

Secondary Email:

ntservice@hnh-law.com

April 3, 10, 2026

26-00500M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-000683-AX  
IN RE: ESTATE OF  
REGINA ADJAN a/k/a  
REGINA AJJAN a/k/a  
REGINA A. ADJAN,  
Deceased.

The administration of the Estate of REGINA ADJAN a/k/a REGINA AJJAN a/k/a REGINA A. ADJAN, Deceased, whose date of death was January 15, 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 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 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 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 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: April 3, 2026.

**JOHN A. LEONE**

**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

April 3, 10, 2026

26-00509M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 2026CP000477AX  
IN RE: ESTATE OF  
WILLIAM RAY HAGER II  
Deceased.

The administration of the estate of William Ray Hager II, deceased, whose date of death was January 26, 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 sur-

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

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

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

The date of first publication of this notice is 4/3/2026.

**Personal Representative:**

**Ashley Marie McEwen**

1668 Dena Circle

Wauchula, Florida 33873

Attorney for Personal Representative:

RODOLFO SUAREZ JR., ESQ.

Fla. Bar No. 013201

PILAR V. VAZQUEZ, ESQ.

Fla. Bar No. 115839

Suarez Law, Attorney for Petitioner

9100 S. Dadeland Blvd., Ste. 1620

Miami, Florida 33156

Tel. (305) 448-4244 /

Fax (305) 448-4211

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE** IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
 CIVIL DIVISION  
**CASE NO.: 2025CC004570**  
**BAYSHORE ON THE LAKE CONDOMINIUM APARTMENTS, PHASE II, OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. MICHAEL D. KINGMAN, et al. Defendant(s).**  
 NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment for Lien Foreclosure dated March 23, 2026, and entered in Case No. 2025CC004570 of the County Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, the Clerk of the Court, Angelina Colonnese, will publicly sell to the highest and best bidder for cash at www.manatee.realforeclose.com beginning at 11:00 AM on April 30, 2026, the following described property:  
 UNIT 119, BUILDING K, BAYSHORE ON THE LAKE CONDOMINIUM APARTMENTS, PHASE II, SECTION 3, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 993, PAGE 656 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETH-

ER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim before the Clerk of the Court reports the surplus as unclaimed.  
 If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
 Dated this 26th day of March 2026.  
**NAJMY THOMPSON, P.L. /s/ Kari L. Martin**  
 Kari L. Martin  
 Florida Bar No. 092862  
 1401 8th Avenue West  
 Bradenton, Florida 34205  
 Telephone: (941) 748-2216  
 Facsimile: (941) 748-2218  
 Service Email: service.KM@najmythompson.com  
 Correspondence only: kmartin@najmythompson.com;  
 Secondary: bmillier@najmythompson.com  
 Attorney for Plaintiff  
 April 3, 10, 2026 26-00495M

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE** IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
 CIVIL DIVISION  
**CASE NO.: 2025CC003355**  
**TARA MASTER ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. DEBRA ANN BEATON, if living, and if deceased, THE UNKNOWN SPOUSE, HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, TRUSTEES, AND ALL OTHERS CLAIMING AN INTEREST IN THE ESTATE OF DEBRA ANN BEATON; et al. Defendants.**  
 NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment for Lien Foreclosure dated March 23, 2026, and entered in Case No. 2025CC003355 of the County Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, the Clerk of the Court, Angelina Colonnese, will publicly sell to the highest and best bidder for cash at www.manatee.realforeclose.com beginning at 11:00 AM on April 29, 2026, the following described property:  
 UNIT NO. 2-C, TARA PLANTATION GARDENS, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1432, PAGE 3375 THROUGH 3467, INCLUSIVE,

OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim before the Clerk of the Court reports the surplus as unclaimed.  
 If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
 Dated this 26th day of March 2026.  
**NAJMY THOMPSON, P.L. /s/ Kari L. Martin**  
 Kari L. Martin  
 Florida Bar No. 092862  
 1401 8th Avenue West  
 Bradenton, Florida 34205  
 Telephone: (941) 748-2216  
 Facsimile: (941) 748-2218  
 Service Email: service.KM@najmythompson.com  
 Correspondence only: kmartin@najmythompson.com;  
 Secondary: bmillier@najmythompson.com  
 Attorney for Plaintiff  
 April 3, 10, 2026 26-00496M

FIRST INSERTION

**NOTICE OF ACTION** IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
 CIRCUIT CIVIL DIVISION  
**CASE NO.: 2026CA000095**  
**VANDERBILT MORTGAGE AND FINANCE, INC. Plaintiff(s), vs. AIDAN COLLINS; BRIDGETTE COLLINS; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF JARROD COLLINS AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).**  
 TO: THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF JARROD COLLINS AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS  
 LAST KNOWN ADDRESS: UNKNOWN  
 CURRENT ADDRESS: UNKNOWN  
 YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Manatee County, Florida, to foreclose certain real property described as follows:  
 LOTS 83 AND 84, ROSEDALE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE(S) 298, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.  
 Property address: 3724 9th Avenue West, Bradenton, FL 34205

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.  
 In and for Manatee County:  
 If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.  
 If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
 DATED this 27TH day of MARCH, 2026.  
 ANGELINA COLONNESO  
 CLERK OF THE CIRCUIT COURT  
 As Clerk of the Court  
 (SEAL) BY: /s/ K. Gaffney  
 Deputy Clerk  
 TDP File No. 25-014141-3  
 April 3, 10, 2026 26-00505M

**NOTICE OF FORECLOSURE SALE** IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
 GENERAL JURISDICTION DIVISION  
**CASE NO. 2024CA000137**  
**PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. CORY KIMBALL AND SARAH MORRISON, et al. Defendant(s).**  
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 13, 2025, and entered in 2024CA000137 of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein SELENE FINANCE, LP is the Plaintiff and CORY KIMBALL; SARAH MORRISON are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on April 22, 2026, the following described property as set forth in said Final Judgment, to wit:  
 THE SOUTH 156.06 FEET OF THE FOLLOWING DESCRIBED PARCEL; BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 33 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, THENCE NORTH 3 CHAINS, THENCE WEST 10 CHAINS, THENCE SOUTH 3 CHAINS, THENCE EAST 10 CHAINS TO THE

POINT OF BEGINNING, LESS THE WESTERLY 309.86 FEET THEREOF, ALSO LESS THE ROAD RIGHT OF WAY FOR CENTER ROAD.  
 - a/k/a: 1703 CENTER RD, TERRA CELA, FL 34221  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.  
 If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
 Dated this 29 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  
 25-309028 - RaO  
 April 3, 10, 2026 26-00527M

**NOTICE OF ACTION** IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
 CIVIL DIVISION  
**CASE NO. 2025-CA-1008**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY TRUSTEE FOR THE CIM TRUST 2020-R7 MORTGAGE-BACKED NOTES, SERIES 2020-R7 Plaintiff vs. BARBARA L. CONNY; and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF BARBARA L. CONNY; CBNJR INC. DBA EXPERT WATER REMOVAL ; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT AND TENANT IV/UNKNOWN TENANT, in possession of the subject real property, Defendants**  
 Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that Angelina Colonnese, the Clerk of Court shall sell to the highest bidder for cash at 11:00 a.m. , at online public sale at www.manatee.realforeclose.com on June 3, 2026, the following described real property as set

forth in said Final Summary Judgment, to wit:  
 LOT 7, BLOCK "C", COLLEGE HEIGHTS, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, AT PAGE 77, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.  
 If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
**LAW OFFICE OF GARY GASSEL, P.A.**  
 2191 Ringling Boulevard  
 Sarasota, Florida 34237  
 (941) 952-9322  
 Attorney for Plaintiff  
 By /s/ Gary Gassel, Esq  
 GARY GASSEL, ESQUIRE  
 Florida Bar No. 500690  
 April 3, 10, 2026 26-00513M

**NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY** IN THE COUNTY COURT FOR THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
**CASE: 2025CC004558**  
**WILDEWOOD SPRINGS II B CONDOMINIUM ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. PETERS4YOU CORP. INC.; SIEBRANDT COMMERCIAL LLC; AND UNKNOWN TENANT(S), Defendant.**  
 TO: PETERS4YOU CORP. INC. and SIEBRANDT COMMERCIAL LLC;  
 YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a Claim of Lien on the following real property, lying and being and situated in Manatee County, Florida, more particularly described as follows:  
 Unit 134D of WILDEWOOD SPRINGS IIB, a Condominium as set forth in the Declaration of Condominium and the exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 972, Page 1663, et seq., and as it may be amended of the Public Records of Manatee County, Florida. The above description includes, but is not limited to, all appurtenances to the condominium unit above described, including the undivided interest in the common elements of said condominium.  
 Property Address: 134 Wild Palm Drive, Bradenton, FL 34210  
 This action has been filed against you and you are required to serve a copy

of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.  
 In and for Manatee County:  
 If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.  
 If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
 WITNESS my hand and seal of this Court on 30TH day of MARCH, 2026  
 Angelina Colonnese  
 Circuit and County Courts (SEAL) BY: /s/ K. Gaffney  
 Deputy Clerk  
 April 3, 10, 2026 26-00514M

FIRST INSERTION

**NOTICE OF ACTION** IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
**CASE NO.: 2025 DR 2955**  
**YTANIA ROMERO BENITEZ, Petitioner, and CARLOS MARCIAL TORRES FUENTES, Respondent.**  
 TO: CARLOS MARCIAL TORRES FUENTES  
 YOU ARE HEREBY NOTIFIED that a Petition for Dissolution of Marriage has been filed against you, and that you are required to serve a copy of your Response or Pleading to the Complaint upon the Petitioner's attorney, Monica Villaverde, 1990 Main Street, Suite 725., Sarasota, Florida, 34236, and file the original Response or Pleading in the office of the Clerk of the Circuit Court, on or before the 11 day of MAY, 2026. If you fail to do so, a Default Judgment will be taken against you for the relief demanded in the Petition.  
 "In and for Manatee County:  
 If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org,

or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011."  
 If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
 Dated at Manatee County Courthouse, Bradenton, Florida, this 30 day of MARCH, 2026.  
 Angelina Colonnese  
 Manatee County Clerk of The Circuit Court  
 CLERK OF THE CIRCUIT COURT  
 BY: T. Leblanc DEPUTY CLERK  
 Apr. 3, 10, 17, 24, 2026 26-00520M

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE** IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR MANATEE COUNTY  
 GENERAL CIVIL DIVISION  
**CASE NO.: 2023-CA-5803**  
**ARTISAN LAKES MASTER ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff vs. SANDRA LYNN BURNS; UNKNOWN SPOUSE OF SANDRA LYNN BURNS; UNKNOWN TENANT #1; and UNKNOWN TENANT #2 as unknown tenants in possession; AQUA FINANCE, INC., Defendants,**  
 NOTICE IS HEREBY GIVEN pursuant to the Second Amended Final Judgment of Foreclosure dated March 5, 2026, entered in Case No. 2023-CA-5803 of the Circuit Court of the TWELFTH Judicial Circuit in and for MANATEE County, Florida, wherein ARTISAN LAKES MASTER ASSOCIATION, INC., is the Plaintiff, and SANDRA LYNN BURNS, et al., are the Defendants, ANGELINA COLONNESO, Clerk of Court of MANATEE County, will sell to the highest and best bidder for cash online via the internet at http://www.manatee.realforeclose.com at 11:00 AM, on May 13, 2026, the following described property as set forth in said Final Judgment:

Lot 129 of ARTISAN LAKES PAECCEL J PHASE 2A, 2B & 2C, according to the Plat thereof as recorded in Plat Book 69, Page(s) 142-147, of the Public Records of Manatee County, Florida.  
 Parcel I.D. No. 612132959  
 a.k.a. 6205 Fairmont Lane  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
 If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
 /s/ Shannon L. Zetrouer  
 Shannon L. Zetrouer, Esquire  
 Florida Bar No. 16237  
 ZP Legal, PLLC  
 4100 Central Avenue  
 St. Petersburg, FL 33711  
 Telephone: (727) 440-4407  
 szetrouer@zp-legal.com  
 cos@zp-legal.com  
 April 3, 10, 2026 26-00515M

FIRST INSERTION

**NOTICE TO CREDITORS** IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2026-CP-000685-AX**  
**IN RE: ESTATE OF THOMAS H. BALDWIN a/k/a THOMAS HENRY BALDWIN III, Deceased.**  
 The administration of the Estate of THOMAS H. BALDWIN a/k/a THOMAS HENRY BALDWIN III, Deceased, whose date of death was March 6, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the Personal Representatives and the Personal Representatives' attorney are set forth below.  
 All creditors of the Decedent and other persons having claims or demands against Decedent's Estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
 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: April 3, 2026.  
**ELENA STONE**  
**Co-Personal Representative**  
 6320 Venture Drive, Ste. 104  
 Lakewood Ranch, FL 34202  
**CHRISTOPHER W. BALDWIN**  
**Co-Personal Representative**  
 6320 Venture Drive, Ste. 104  
 Lakewood Ranch, FL 34202  
 Justin W. Najmy, Esq.  
 Attorney for  
 Co-Personal Representatives  
 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:  
 mscott@najmythompson.com  
 April 3, 10, 2026 26-00524M

**SAVE TIME**  
 E-mail your Legal Notice  
 legal@businessobserverfl.com



SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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

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

Land Use	Lots	Total #	Proposed O&M Assessment	Land Use2	Lots2	Total #	Proposed O & M Assessment
Lot	0.76	1	\$1,149.12	Lot	1.44	1	\$2,177.28
	0.94	1	\$1,421.28		1.45	1	\$2,192.40
	0.95	1	\$1,436.40		1.46	1	\$2,207.52
	0.96	1	\$1,451.53		1.47	1	\$2,222.64
	0.98	1	\$1,481.76		1.50	234	\$2,268.00
	1.00	938	\$1,512.00		1.64	1	\$2,479.68
	1.02	2	\$1,542.24		1.75	4	\$2,646.00
	1.04	3	\$1,572.48		1.76	1	\$2,661.12
	1.05	4	\$1,587.60		1.92	1	\$2,903.04
	1.06	3	\$1,602.72		1.94	1	\$2,933.28
	1.08	1	\$1,632.96		1.95	1	\$2,948.40
	1.16	1	\$1,753.92		1.98	1	\$2,993.76
	1.20	1	\$1,814.40		2.00	50	\$3,024.00
	1.23	1	\$1,859.76		2.25	1	\$3,402.00
	1.24	2	\$1,874.88		2.50	5	\$3,780.00
	1.25	3	\$1,890.00		2.79	1	\$4,218.48
	1.27	1	\$1,920.24		2.80	1	\$4,233.60
	1.36	1	\$2,056.32		3.00	5	\$4,536.00



March 27; April 3, 2026

26-00476M

SECOND 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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 04/16/26 at 2:30 pm Contents include personal property along with the described belongings to those individuals listed below.

Unit A8052	Klemm, Linda	Appliances, boxes, bags, totes
Unit B2157	Danko, Nicolas	Clothing, books, boxes, totes
Unit C4143	Holloway, Jorge	Boxes, bags
Unit C5095	Munoz, Jorge	Tools, boxes, bags, totes
Unit C5064	Jones, Destiny	Furniture, boxes, bags, totes
Unit C4164	Zack, Dawn	Electronics, boxes, bags, totes

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions. (941)263-7814

Mar. 27; Apr. 3, 2026

26-00458M

SECOND 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.

3602 14th Street West Bradenton, FL 34205	NAME	UNIT	BALANCE
	ROB CASBARRO	3023	1,026.40
	Gail McNeal	1031	303.8
	Jessica Hernandez	2042	287.8
	Adrena Humphrey	1047	413.8
	valerie davis	4066	287.8
	Rafael Gonzalez	2066	269.9
	KELLY GIBBS	3045	491.8
	Harry Millie	4185	207.8

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.

7735 US 41 Palmetto FL 34221	NAME	UNIT	BALANCE
	Samantha Gholar	1006	338.8
	William Gibson	123	309.9

Mar. 27; Apr. 3, 2026

26-00466M

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.  
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 THERETO, AND AS PER PLAT THEREOF 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: fmail@raslg.com  
25-282183 - MiM  
Mar. 27; Apr. 3, 2026 26-00482M

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Business Observer

## --- ESTATE ---

## SECOND 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:  
daganella@gerlinglawgroup.com  
Mar. 27; Apr. 3, 2026 26-00459M

## SECOND 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

## SECOND 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

## SECOND 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:  
mearmichael@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

## SECOND 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@griffinderlaw.com  
Secondary E-Mail:  
tish@griffinderlaw.com  
Mar. 27; Apr. 3, 2026 26-00468M

## SECOND 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, FLORIDA STATUTES (2025), SHALL BE FOREVER BARRED.

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

The Personal Representative of this Estate or curator has no duty to discover whether any property held at the time of Decedent's death by Decedent or Decedent's surviving spouse is property to which the Florida Uniform Disposition of 270 Community Property Rights at Death Act as described in Sections 732.216-732.228, Florida Statutes (2025), applies, or may apply, unless a written demand is made by a creditor as specified under Sections 732.2211(2)(b)-(c), Florida Statutes (2025).

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

**CHRISTINE BRUZZESE**

Personal Representative  
17132 Hampton Falls Terrace  
Bradenton, Florida 34202

Michael A. Varone, Esq.  
Attorney for Personal Representative  
Florida Bar No. 1054398  
Najmy Thompson, P.L.  
6320 Venture Drive, Suite 104  
Lakewood Ranch, Florida 34202  
Telephone: (941) 907-3999  
Email:  
mvarone@najmythompson.com  
Secondary Email:  
alepper@najmythompson.com  
Mar. 27; Apr. 3, 2026 26-00471M

## SECOND 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 unmatu- red, 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

## SECOND 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@johnwestiii.com  
Mar. 27; Apr. 3, 2026 26-00460M

## 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-625  
IN RE: ESTATE OF  
DONALD EDWARD MACGREGOR,  
Deceased.

The administration of the estate of DONALD EDWARD MACGREGOR, deceased, whose date of death was September 3, 2025, 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, Probate Division, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative or 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 27, 2026.

**Lisa MacGregor Siwa**

Personal Representative  
PO Box 235  
Palmetto, Florida 34220

Andrew L. Clark  
Attorney for Personal Representative  
Florida Bar No. 1033240

BARNES WALKER, GOETHE,  
PERRON, SHEA, & JOHNSON  
PLLC  
3119 Manatee Avenue West  
Bradenton, FL 34205  
Telephone: (941) 741-8224  
Email: aclark@barneswalker.com  
Secondary Email:  
mearmichael@barneswalker.com  
Mar. 27; Apr. 3, 2026 26-00474M

**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 / SALES / PUBLIC SALES ---

FOURTH 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 im-

mediately 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 Colonneso  
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

FOURTH 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 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 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.  
Dated: 03/04/2026  
Angelina Colonneso  
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

FOURTH 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, GRANTEEES**  
**AND ASSIGNEES CLAIMING BY,**  
**THROUGH, UNDER OR AGAINST**  
**GARY L. HARRINGTON, deceased,**  
**THE UNKNOWN SPOUSE,**  
**HEIRS, DEVISEES, GRANTEEES**  
**AND ASSIGNEES CLAIMING BY,**  
**THROUGH, UNDER OR AGAINST**  
**FAITH A. HARRINGTON,**  
**deceased, DEBORAH A.**  
**DURKEE, DENISE TOTTEEN,**  
**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, GRANTEEES AND  
ASSIGNEES CLAIMING BY,  
THROUGH, UNDER OR AGAINST  
FAITH A. HARRINGTON, deceased,  
THE UNKNOWN SPOUSE,  
HEIRS, DEVISEES, GRANTEEES  
AND ASSIGNEES CLAIMING BY,  
THROUGH, UNDER OR AGAINST  
GARY L. HARRINGTON, deceased,  
YOU ARE NOTIFIED that Plaintiff,  
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 MANA-  
TEE County, Florida, and more particu-  
larly identified as follows:  
Unit #62-2 of PARADISE BAY  
ESTATES, a Residential Coop-  
erative, 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 cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.  
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
WITNESS my hand and the seal of this Court on this 9th day of MARCH, 2026.  
Angelina "Angel" Colonneso  
CLERK OF THE CIRCUIT COURT  
By: (SEAL) K. Gaffney  
Deputy Clerk  
March 13, 20, 27; April 3, 2026  
26-00404M

SECOND 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.

All other creditors of the decedent and other 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 PERIOD SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  
NOT WITHSTANDING 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 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

SECOND 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-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME 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 27, 2026.  
**RICHARD W. GAUGHAN**  
**Personal Representative**  
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 Cattleman Road, Suite 503  
Sarasota, Florida 34232  
Telephone: (941) 954-0067  
Mar. 27; Apr. 3, 2026 26-00477M

SECOND 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

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 27, 2026.  
**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  
bwehch@essensonlaw.com  
Mar. 27; Apr. 3, 2026 26-00481M

SECOND 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

demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this Notice is March 27, 2026.  
**Person Giving Notice:**  
**Jamie R. Battles**  
**Person Giving Notice**  
3235 70th Court East  
Palmetto, FL 34221  
Attorney for Person Giving Notice:  
Andrew L. Clark  
Attorney for Person Giving Notice  
Email: aclark@barneswalker.com  
Secondary Email:  
mrcarmichael@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

SECOND 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

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

SECOND 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 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

SECOND 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:  
jeremynsuzy2017@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



**What is a public notice?**

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

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

To publish your legal notice call:  
**941-906-9386**

LV18237-15

## --- ACTIONS ---

## SECOND 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 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. 202441113209 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. 202441113210; and (iii) UCC-1 Financing Statement recorded November 1, 2024 in Official Records Instrument No. 202441113211.

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 30, 1996, recorded in Official Records Book 1498, Page 5302; (v) Condominium Plat of River Landings Centre, a condominium, dated July 11, 1005, recorded August 17, 1995 in Condominium Plat Book 28, Page 145; (vi) First Amended Plat of 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. Truist 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. Truist 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. Truist 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 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 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, recorded 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

Mortgage  
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°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; 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.

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