

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 Risk Capital Advisory located at 3307 10th Ln 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
 Your Investment Insider LLC
 Edward Williams
 April 10, 2026 26-00545M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
 Certificate Number: 2023-4442
 Tax Deed #:2026TD000005
 NOTICE IS HEREBY GIVEN that CERTMAX LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4442 Year of Issuance 2023 Description of Property UNIT 3-B SUMMER PLACE CONDO P1#57403.0055/2 Parcel ID Number 5740300552 Property Address: 5421 13TH CT E BRADENTON, FL 34203 Names in which assessed: SUMMER PLACE DEVELOPMENT CORPORATION All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 05/11/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
 Apr. 10, 17, 24; May 1, 2026
 26-00534M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
 Certificate Number: 2023-58
 Tax Deed #:2026TD000008
 NOTICE IS HEREBY GIVEN that KIM E WEIDE the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-58 Year of Issuance 2023 Description of Property TRACT 24: A PARCEL OF LAND LYING IN SECS 5 & 8, T2N 35S, R22E, BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE SE COR OF SD SEC 5; TH N 89 DEG 52 MIN 23 SEC W ALG THE S LN OF SD SEC 5, A DIST OF 50.01 FT; TH N 00 DEG 23 MIN 07 SEC E ALG A LN 50 FT W OF AND PARALLEL TO THE E LN OF SD SEC 5, A DIST OF 115.00 FT; TH S 89 DEG 38 MIN 38 SEC W, 1100.00 FT FOR A POB; TH CONT S 89 DEG 38 MIN 38 SEC W, 220.00 FT; TH S 00 DEG 23 MIN 07 SEC W, 1200.00 FT; TH N 89 DEG 38 MIN 38 SEC E, 220.00 FT; TH N 00 DEG 23 MIN 07 SEC E, 1200.00 FT TO THE POB. TOGETHER WITH AN EASMT FOR INGRESS AND EGRESS OVER THE E 20 FT OF THE FOLLOWING DESC PROPERTY: A PARCEL OF LAND LYING IN SEC 5, T2N 35S, R22E, BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT SE COR OF SD SEC 5; TH N 89 DEG 52 MIN 23 SEC W ALG S LN OF SD SEC 5, A DIST OF 50.01 FT; TH N 00 DEG 23 MIN 07 SEC E ALG A LN 50 FT W OF AND PARALLEL TO E LN OF SD SEC 5, A DIST OF 115.00 FT; TH S 89 DEG 38 MIN 38 SEC W, 1100.00 FT FOR A POB; TH CONT S 89 DEG 38 MIN 38 SEC W, 220.00 FT; TH N 00 DEG 23 MIN 07 SEC E, 1200.00 FT TO A PT ON S MAINTAINED R/W LN OF SR 64; TH N 89 DEG 38 MIN 38 SEC E ALG SD S R/W LN, A DIST OF 220.00 FT; TH S 00 DEG 23 MIN 07 SEC W, 1200.00 FT TO POB. (1665/2998) SUBJECT TO CONSERVATION EASMT DESC IN O.R. 1750/4946 P1#584.0535/9 Parcel ID Number 58405359 Property Address: 4640 407TH ST E MYAKKA CITY, FL 34251 Names in which assessed: HOLBORN, CARMAN E, HOLBORN, DEBORAH D All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 05/11/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
 Apr. 10, 17, 24; May 1, 2026
 26-00540M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
 Certificate Number: 2023-732
 Tax Deed #:2026TD000009
 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER - SERIES 80 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-732 Year of Issuance 2023 Description of Property UNIT 122, BLDG 1, VERANDA 1 AT LAKEWOOD NATIONAL PH 1 P1#5815.3540/9 Parcel ID Number 581535409 Property Address: 5518 PALMER CIR BRADENTON, FL 34211 Names in which assessed: WILLIAM R CONROY All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 05/11/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
 Apr. 10, 17, 24; May 1, 2026
 26-00539M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
 Certificate Number: 2023-4444
 Tax Deed #:2026TD000007
 NOTICE IS HEREBY GIVEN that CERTMAX LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4444 Year of Issuance 2023 Description of Property UNIT 3-D SUMMER PLACE CONDO P1#57403.0065/1 Parcel ID Number 5740300651 Property Address: 5417 13TH CT E BRADENTON, FL 34203 Names in which assessed: SUMMER PLACE DEVELOPMENT CORPORATION All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 05/11/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
 Apr. 10, 17, 24; May 1, 2026
 26-00541M

FIRST INSERTION
NOTICE OF AUDIT REVIEW COMMITTEE MEETING PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT
 The Board of Supervisors of Prosperity Lakes Community Development District will hold their regular meeting on April 30, 2026 at 11:00 a.m. at the offices of Harrison Ranch Clubhouse located at 5755 Harrison Ranch Blvd. Parrish FL 34219. **There will be an Audit Committee meeting before the Board of Supervisors' regular meeting.** The Audit Committee will review, discuss and evaluate the proposals submitted in response to the RFP for Audit Services.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 933-5571, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 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 such appeal is to be based.

Sam Stevens
 District Manager
 April 10, 2026 26-00548M

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 Better Bodies Training located at 2820 Telluride Loop Unit 308 in the City of Sarasota, Manatee, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 1st day of April, 2026
 Better Bodies Training LLC
 L25000373960
 April 10, 2026 26-00546M

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 All Square Repairs located at 824 44th Avenue east in the City of Ellenton, Manatee, FL 34222 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 5th day of April, 2026
 Andrew Daymon
 April 10, 2026 26-00561M

FIRST INSERTION
Notice of Community Workshop Harbourage at Braden River Community Development District
 The Harbourage at Braden River Community Development District will hold a budget workshop on April 20, 2026, at the Harbourage Recreation Center located at 5705 Key West Place Bradenton, FL at 12:30 p.m.

The purpose of the workshop is to present general information as it relates to the 2026-2027 budget. No Board action will be taken during this workshop. The workshop is open to the public and will be conducted in accordance with Florida law. A copy of the agenda for this workshop may be obtained from the District Manager, at 2700 S. Falkenburg Rd, Suite 2745, Riverview FL 33578 or by calling 813-533-2950. The workshop may be continued to a date, time, and place to be specified on the record at the workshop. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact 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 (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

Stephanie DeLuna
 District Manager
 April 10, 2026 26-00550M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
 Certificate Number: 2023-4443
 Tax Deed #:2026TD000006
 NOTICE IS HEREBY GIVEN that CERTMAX LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4443 Year of Issuance 2023 Description of Property UNIT 3-C SUMMER PLACE CONDO P1#57403.0060/2 Parcel ID Number 5740300602 Property Address: 5419 13TH CT E BRADENTON, FL 34203 Names in which assessed: SUMMER PLACE DEVELOPMENT CORPORATION All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 05/11/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
 Apr. 10, 17, 24; May 1, 2026
 26-00535M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
 Certificate Number: 2023-2778
 Tax Deed #:2026TD000004
 NOTICE IS HEREBY GIVEN that CERTMAX LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2778 Year of Issuance 2023 Description of Property BEG AT SE COR OF LOT 18, BLK 3, MRS A D COX SUB, RUN N 100 FT TO POB, CONT N 81 FT, W 76 FT, S 81 FT, E 76 FT TO POB AS DESC (OR 103 P 70) P1#26207.0000/1 Parcel ID Number 2620700001 Property Address: 2ND AVE W PALMETTO, FL 34221 Names in which assessed: BRANDIA S PRESH A All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 05/11/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
 Apr. 10, 17, 24; May 1, 2026
 26-00538M

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 East 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.
 Dated this 2nd day of April, 2026
 Kenneth Moll
 April 10, 2026 26-00555M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
 Certificate Number: 2023-2566
 Tax Deed #:2026TD000003
 NOTICE IS HEREBY GIVEN that CERTMAX LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2566 Year of Issuance 2023 Description of Property LOT 7 BLK A WASHINGTON GARDENS P1#24654.0000/6 Parcel ID Number 2465400006 Property Address: 2611 9TH AVENUE DR E PALMETTO, FL 34221 Names in which assessed: GEORGIA M ODOM, GEORGIA M ROE All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 05/11/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
 Apr. 10, 17, 24; May 1, 2026
 26-00537M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
 Certificate Number: 2020-3150
 Tax Deed #:2026TD000002
 NOTICE IS HEREBY GIVEN that GERALD L JONES the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2020-3150 Year of Issuance 2020 Description of Property LOT 7 LESS S 12.5 FT BLK 7 HOUGHTONS ADD P1#25340.0000/1 Parcel ID Number 253400001 Property Address: 2306 2ND AVE E PALMETTO, FL 34221 Names in which assessed: MARTIN CLAUDIUS WOODALL, MARTIN WOODALL All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 05/11/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
 Apr. 10, 17, 24; May 1, 2026
 26-00536M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
 Certificate Number: 2020-3150
 Tax Deed #:2026TD000002
 NOTICE IS HEREBY GIVEN that GERALD L JONES the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2020-3150 Year of Issuance 2020 Description of Property LOT 7 LESS S 12.5 FT BLK 7 HOUGHTONS ADD P1#25340.0000/1 Parcel ID Number 253400001 Property Address: 2306 2ND AVE E PALMETTO, FL 34221 Names in which assessed: MARTIN CLAUDIUS WOODALL, MARTIN WOODALL All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 05/11/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
 Apr. 10, 17, 24; May 1, 2026
 26-00536M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
 Certificate Number: 2020-3150
 Tax Deed #:2026TD000002
 NOTICE IS HEREBY GIVEN that GERALD L JONES the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2020-3150 Year of Issuance 2020 Description of Property LOT 7 LESS S 12.5 FT BLK 7 HOUGHTONS ADD P1#25340.0000/1 Parcel ID Number 253400001 Property Address: 2306 2ND AVE E PALMETTO, FL 34221 Names in which assessed: MARTIN CLAUDIUS WOODALL, MARTIN WOODALL All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 05/11/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
 Apr. 10, 17, 24; May 1, 2026
 26-00536M

FIRST INSERTION
NOTICE OF BOARD OF SUPERVISOR MEETING STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT
 Notice is hereby given that the Board of Supervisors ("Board") of the Stonegate Preserve Community Development District ("District") will hold a regular meeting of the Board on **April 30, 2026** at 11:00 a.m. or immediately following the adjournment of the Prosperity Lakes Community Development District at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at the office of the District Manager at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, by calling the District Manager at 813-933-5571 or by visiting the District's website, <https://www.stonegatepreserveccd.net>.

This 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 or staff will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at 813-933-5571 at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Stonegate Preserve Community Development District
 Sam Stevens, District Manager
 April 10, 2026 26-00542M

FIRST INSERTION
NOTICE OF WORKSHOP & BOARD MEETING WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
 Notice is hereby given that the Board of Supervisors ("Board") of the Waters Edge Community Development District ("District") will hold a workshop on **April 23, 2026, at 6:00 PM** at the Parrish Fire Station #2 Training Room, 3804 N Rye Road, Parrish, FL 34219. Immediately following the workshop, a regular Board of Supervisors meeting will be held.

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

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

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

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

Amanda Ferguson, District Manager
 Governmental Management Services - Tampa, LLC
 April 10, 2026 26-00543M

FIRST INSERTION
NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
 Notice is given that the District's Final Agency Action is approval of the alteration of an existing Surface Water Management System on 191.09 acres to serve the residential subdivision project known as SM Ranch Phase 1 Modification. The project is located in Manatee County, Section(s) 33,34, Township 33 South, Range 19 E. The permit applicant is KH Woodland Preserve, LLC 105 NE 1st Street Delray Beach, FL 33444. The Permit No. is 43003906.008.

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

NOTICE OF RIGHTS
 Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. *A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C.* A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

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

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

April 10, 2026 26-00556M

--- PUBLIC SALES / SALES ---

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of BATSANDRATS.COM, located at 104 15th St W, in the City of Bradenton, County of Manatee, State of FL, 34205, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated this 2 of April, 2026.
 Jonathan Wade Chalker
 104 15th St W
 Bradenton, FL 34205
 April 10, 2026

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 IV Advisory located at 12323 Cades Bay Cir 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.
 Dated this 7th day of April, 2026
 Renegade BioConsulting LLC
 Douglas Nissinoff
 April 10, 2026

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on April 25, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 22125, 2100 US Highway 301 N, Palmetto, FL 34221, (941) 212-4690 Time: 09:45 AM
Sale to be held at www.storage-treasures.com.

0083 - Costello, Kellie; 0111 - Paragon Services Hatala, Sheila; 0166 - King, Joshua; 0193 - Bateman, Tracy; 1077 - Johnson, Shane; 1120 - Johnson, Frederick; 1146 - SIMPSON-EDWARDS, DIEDREA; 2029 - muniz, Michael Lopez; 2152 - EDWARDS, DONNA ELIZABETH; 2197 - Powell, Stephanie; 2224 - Moore, Kiearra; 2242 - Mcclellan, Mike; 2246 - Mays- Wynn, Tiki; 3030 - Johnson, Tony; 3156 - Mendoza, Maribel; 3174 - Salomon, Artica; 3197 - Vasquez-Aleman, Maria; 4067 - Padro, Carmen; 4101 - Lyle, Tiana; 4174 - Holland, Angieque; 4175 - Williams, Shacarl; 4185 - Lyle, Tiana; 4186 - Harris, Gwindolyn

PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078 Time: 10:00 AM
Sale to be held at www.storage-treasures.com.

0129 - Turrentine, Judith; 0203 - Turner, Aaron Charles; 0310 - Hernandez, Gerson; 0401 - Harris, Jody; 0411 - Caldwell, Dnyiah; 0432 - Morgan, Nyayari; 0435 - Rodriguez, Jamie; 0468 - williams, teixeira; 0475 - Watkins, Crystal; 0609 - Byrd, Jewneathia; 0614 - Williams, Ivy; 0627 - Aldeya, Evens; 0660 - Lawson, James; 0669 - Glover, Ricky; 0680 - korb, Zachery; 0825 - cummings, Johnelle; 0849 - Yacin, Charlene; 2052 - Francisco De Jesus, Pascual

PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210, (941) 217-7531 Time: 10:15 AM
Sale to be held at www.storage-treasures.com.

A07CC - Kovaleski, Kristi; B12 - Srq pool cage llc Long, Christopher; B16CC - gordon, Jamie; C09 - carpenito, patricia; C26CC - Wise, Taylor; G12 - Banks, Antwane; G17 - Brown, Eliabeth; G36 - Perez, Tristan; I04 - Washington, James; J06 - Matthews, Keysha; K06 - Estrada, Eduardo; K11 - Keno, Derrick; K24 - Williams, Quannishia; K25 - Bryant, Kiara; L17CC - Pittman, Christina ; L23CC - Milton, Angela

PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430 Time: 10:30 AM
Sale to be held at www.storage-treasures.com.

1502 - prince, carenthia; 2345 - Power, Krystle; 2351 - Gormady, Katherine; 2426 - Matthews, Kevin; 3021 - Williams, Shawn; 3109 - Pompey, Celeste; 3201 - love, Jakierra; 3344 - davis, Alexia; 3359 - Ford, John; 3546 - Driscoll, Madison; 3552 - Hardy, Herlinka

PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-7473 Time: 10:45 AM
Sale to be held at www.storage-treasures.com.

A012 - Jones, Kipchogee; A032 - Arline, Acacia; A052 - Rapp, Edward; A067 - Maxwell, Hermeana; A075 - Helmes, Richard; C017 - Marlow, Sheryl; C040 - crisp, Renee; C047 - Corbert, Joycelyn; C089 - Dorsey, Chelsea; D037 - Lowe, Jamesha; D044 - Gatling, Troy; E036 - Love-Davis, Kanecia; F014 - Rivera, Tania; F026 - McCarty, Kanobby; F027 - Duche, Lori; F032 - Vallance, Jordan; G008 - Smith, Mike; G026 - Sr, Reginald Kit; G028 - Sexton, Catherine; G042 - Carnegie, John; G047 - JOHNSON, Tammy; H012 - malaret, Christian; H013 - Thomas, Alyse; H022 - garza, Vanessa; J024 - Lightfoot, Tamara; J057 - WILLIAMS, Elroy

PUBLIC STORAGE # 78074, 6015 26th St W, Bradenton, FL 34207, (941) 290-5339 Time: 11:00 AM
Sale to be held at www.storage-treasures.com.

0116 - Boyer, Natalie; 0135 - Nada, Matthew; 0198 - Molleda, Gabriela; 0243 - Tailon, Jeff; 0255 - Haifley, Shannon; 0267 - Comeau, Donald; 0310 - TOTAL PACKAGE MOVING AND STORAGE LLC Nada, Matthew H; 0337 - Wright, Daphne; 1042 - Tailon, Jeff; 1043 - Underwood, Amanda; 1056 - McGee, Nicholas; 1067 - Adams, Alicia; 1076 - Collins, Laquiesha; 1112 - Stephens, Tom; 2064 - Carden, Timothy; 2078 - Wright , Jokiera ; 2179 - Torres, Michael; 2219 - Taylor, Laketa; 2220 - Ashforth, Jeanine; 3042 - Bennett, James; 3073 - Brewer, Shedrea; 3167 - Wamsley, Donald; 3172 - Farina Lopez, Laura

PUBLIC STORAGE # 78058, 9419 Moccasin Wallow Rd, Parrish, FL 34219, (941) 340-3737 Time: 11:15 AM
Sale to be held at www.storage-treasures.com.

B107 - Whitley, Wade; B156 - Wright, Shawanna; H100 - Wright, David; H107 - Shuboy III, Eugene; I153 - Guzan, Patrick; K125 - Gabriel Martin Martin, Gabriel; M130 - Hayes, Gina; P061 - Barzola, Livingston; P074 - wheeler, brandon

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
 April 10, 17, 2026

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR MANATEE COUNTY
 GENERAL JURISDICTION DIVISION
 CASE NO.

412025CA001671CAAXMA FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. SAMANTHA MARY GALLAGHER A/K/A S GALLAGHER A/K/A SAMANTHA GALLAGHER, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 27,

2026 in Civil Case No. 412025CA-001671CAAXMA of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Manatee County, Bradenton, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Samantha Mary Gallagher a/k/a S Gallagher a/k/a Samantha Gallagher, et al., are Defendants, the Clerk of Court, ANGELINA "ANGEL" COLONNESO, ESQ., will sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 6th day of May, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
 Lot 169, EVERGREEN PHASE

I, according to the plat as recorded in Plat Book 68, Pages 27 through 52, of the Public Records of Manatee County, Florida.

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

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

uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

By: /s/Robyn Katz
 Robyn Katz, Esq.
 McCalla Raymer Leibert Pierce, LLP
 Attorney for Plaintiff
 225 East Robinson Street, Suite 155
 Orlando, FL 32801
 Phone: (407) 674-1850
 Fax: (321) 248-0420
 Email: MRService@mccalla.com
 Fla. Bar No.: 146803
 25-12882FL
 April 10, 17, 2026



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Email your Legal Notice

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- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



Business Observer

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
File No. 2026CP0005444X
Division Probate
IN RE: ESTATE OF
TRACY L. PARKER
Deceased

The administration of the estate of TRACY L. PARKER deceased, whose date of death was January 8, 2026, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. 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 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 10, 2026.

Personal Representative:
TIMOTHY PARKER
8276 Redonda Loop
Lakewood Ranch, FL 34202
Attorney for Personal Representatives:
JONATHAN T. ANDERSON
Attorney
Florida Bar Number: 0188530
WOOD, SEITL & ANDERSON, P.A.
3665 Bee Ridge Road, Suite # 300
Sarasota, FL 34233
Telephone: (941) 954-5772
Fax: (941) 925-9164
E-Mail: jonathan@wsa-law.com
April 10, 17, 2026 26-00557M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 726
Division Probate
IN RE: ESTATE OF
DAVID L. KIEHL
Deceased.

The administration of the estate of DAVID L. KIEHL, deceased, whose date of death was December 22, 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 TIME OF THE LATER OF 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

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

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

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

The date of first publication of this notice is April 10, 2026

Personal Representative:
AMY M. BARNHART
5242 Clearcreek Trail
Yellow Springs, OH 45387
Attorney for Personal Representative:
Marla Stewart Owczarek, Esq.
Florida Bar No. 1021687
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East,
Bradenton, FL 34203
Telephone: (941) 756-6600
Email: attorney@gerlinglawgroup.com
April 10, 17, 2026 26-00574M

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 533
Division Probate
IN RE: ESTATE OF
CHERIE L. RALSTON
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 Cherie L. Ralston, deceased, File Number 2026 CP 533; by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton Florida; that the decedent's date of death was November 26, 2025; that the total value of the estate is \$26,500.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Todd H. Buttorff
6025 Promenade Court
Bradenton, FL 34203
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 April 10, 2026

Person Giving Notice:
Todd H. Buttorff
6025 Promenade Court
Bradenton, FL 34203
Attorney for Person Giving Notice:
Marla Stewart Owczarek, Esq.
Florida Bar No. 1021687
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East
Bradenton, Florida 34203
Telephone: (941) 756-6600
Email: attorney@gerlinglawgroup.com
April 10, 17, 2026 26-00575M

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026CP0189
Division Probate
IN RE: ESTATE OF
J. CALVIN GLASSCOCK a/k/a
JAMES CALVIN GLASSCOCK
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 J. CALVIN GLASSCOCK, deceased, File Number 2026CP0189; by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton Florida; that the decedent's date of death was December 22, 2025; that the total value of the estate is \$29,890.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Crystal Glasscock
323 Brewer Street
East Hartford, CT 06118
Tunisia Glasscock
52 Mountain View Drive
East Hartford, CT 06108
Willie Webb, Jr.
52 Mountain View Drive

East Hartford, CT 06108
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 April 10, 2026

Person Giving Notice:
Crystal Glasscock
323 Brewer Street
East Hartford, CT 06118
Attorney for Person Giving Notice:
Dana Laganella Gerling, Esq.
Florida Bar No. 0503991
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East
Bradenton, Florida 34203
Telephone: (941) 756-6600
Email:
dlaganella@gerlinglawgroup.com
April 10, 17, 2026 26-00562M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No: 2026 CP 639
Division: Probate
IN RE: ESTATE OF
MELODEE M. COX,
Deceased.

The administration of the estate of Melodee M. Cox, deceased, whose date of death was February 1, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is April 10, 2026

Robert A. Cox, Jr.
Personal Representative
7408 Riverview Dr
Bradenton, FL 34209
Thomas W. Harrison
Attorney for Personal Representative
DYE HARRISON KNOWLES
HAMRICK KIRKLAND PRATT
DEPAOLA & JOHNSON PLLC
410 43rd St W, Suite N
Bradenton, FL 34209
Telephone: (941) 746-1167
Fax: (941) 745-2866
E-Mail: twh@dye-harrison.com
April 10, 17, 2026 26-00552M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025-CP-002980
IN RE: ESTATE OF
FRANKLYN DELINO
MONTGOMERY BRAGG a/k/a
FRANKLYN DELINO BRAGG,
Deceased.

The administration of the estate of FRANKLYN DELINO MONTGOMERY BRAGG a/k/a FRANKLYN DELINO BRAGG, deceased, whose date of death was December 20, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is Attn: Probate and Guardianship, P.O. Box 25400, Bradenton, FL 34206.

The names and addresses of the curator and the curator'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 curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor 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 April 10, 2026.

Curator:
MATTHEW D. UNZICKER, ESQ.
Attorney for Curator:
MATTHEW D. UNZICKER, ESQ.
Florida Bar No. 1015962
Berlin Patten Ebling, PLLC
8433 Enterprise Circle, Suite 200
Lakewood Ranch, Florida 34202
Telephone: (941) 907-9022
Fax: (941) 954-9992
Primary Email:
munzicker@berlinpatten.com
Secondary Email:
probate@berlinpatten.com
April 10, 17, 2026 26-00572M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-737
IN RE: ESTATE OF
LOUIS PAUL CASELLA, SR.,
also known as LOUIS P. CASELLA,
Deceased.

The administration of the estate of LOUIS PAUL CASELLA, SR., also known as LOUIS P. CASELLA, deceased, whose date of death was March 19, 2026, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206.

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

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

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

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

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

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

The date of first publication of this notice is: April 10, 2026.

Lisa Hayward
Personal Representative
240 Affirmed Court
Milton, GA 30004
Kevin M. Collver
Attorney for Personal Representative
Florida Bar No. 0104450
BARNES WALKER, GOETHE, PER-
RON, SHEA, JOHNSON & ROBIN-
SON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: kcollver@barneswalker.com
Secondary Email:
swix@barneswalker.com
April 10, 17, 2026 26-00565M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-646
IN RE: ESTATE OF
NYDIA R. RODRIGUEZ,
Deceased.

The administration of the estate of NYDIA R. RODRIGUEZ, deceased, whose date of death was November 9, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206.

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

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

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

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

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

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

The date of first publication of this notice is: April 10, 2026.

Anthony Rodriguez
Personal Representative
11460 52nd Court East
Parrish, FL 34219
Kevin M. Collver
Attorney for Personal Representative
Florida Bar No. 0104450
BARNES WALKER, GOETHE, PER-
RON, SHEA, JOHNSON & ROBIN-
SON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: kcollver@barneswalker.com
Secondary Email:
swix@barneswalker.com
April 10, 17, 2026 26-00551M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026CP000641AX
IN RE: ESTATE OF
LORI ANGELENE PROTO a/k/a
LORI A. DABROWSKI
Deceased.

The administration of the estate of LORI ANGELENE PROTO, also known as LORI A. DABROWSKI, deceased, whose date of death was December 14, 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.

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 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, or a beneficiary as specified under s. 732.2211.

The date of first publication of this notice is: April 10, 2026.

/s/ Sebastian Proto-Cabrera
Sebastian Proto-Cabrera
Personal Representative
4426 Winderwood Circle
Orlando, FL 32835
/s/ Eve Lumsden
Eve Lumsden, Esq.
Attorney for Personal Representative
Florida Bar No. 1030954
Lumsden Law
1711 Amazing Way, Suite 210
Ocoee, FL 34761
Telephone: (407) 798-7744
Email: eve@lumsdenlawfirm.com
Secondary Email:
info@lumsdenlawfirm.com
April 10, 17, 2026 26-00558M

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.



-- ACTIONS / SALES --

FIRST INSERTION

**NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-
PROPERTY**

IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA CIVIL DIVISION
Case#: 2026CA000350AX

DIVISION: B
**JPMorgan Chase Bank, National
Association**
Plaintiff, vs.-
**Unknown Heirs, Devises, Grantees,
Assignees, Creditors, Lienors,
and Trustees of Patrick M. Burns
a/k/a Patrick Michael Burns a/k/a
Patrick Burns, Deceased, and All
Other Persons Claiming by and
Through, Under, Against The Named
Defendant(s); Kelly Marie Huff
a/k/a Kelly Huff a/k/a Kelly Marie
Burns; Katie Ann Burns a/k/a Katie
A. Burns; Donald Patrick Burns
a/k/a Donald P. Burns; Kaylee Sarah
Burns; Unknown Spouse of Kelly
Marie Huff a/k/a Kelly Huff a/k/a
Kelly Marie Burns; Unknown Spouse
of Katie Ann Burns a/k/a Katie A.
Burns; Unknown Spouse of Donald
Patrick Burns a/k/a Donald P. Burns;
Unknown Spouse of Kaylee Sarah**

**Burns; Valley Strong Credit Union;
Unison Midgard Holdings LLC;
Unknown Person in Possession of
the Subject Property**
Defendant(s).

TO: Unknown Heirs, Devises, Grant-
ees, Assignees, Creditors, Lienors, and
Trustees of Patrick M. Burns a/k/a Pat-
rick Michael Burns a/k/a Patrick Burns,
Deceased, and All Other Persons Claim-
ing by and Through, Under, Against The
Named Defendant(s):
Residence unknown, if living, including
any unknown spouse of the said Defen-
dants, if either has remarried and if ei-
ther or both of said Defendants are dead,
their respective unknown heirs, devisees,
grantees, assignees, creditors, lienors, and
trustees, and all other persons claiming
by, through, under or against the named
Defendant(s); and the aforementioned
named Defendant(s) and such of the
aforementioned unknown Defendants
and such of the aforementioned un-
known Defendants as may be infants,
incompetents or otherwise not sui juris.

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

ticularly described as follows:

LOT 96, GREENBROOK VIL-
LAGE, SUBPHASE BB UNIT 1
A/K/A GREENBROOK DALE,
ACCORDING TO THE MAP
OR PLAT THEREOF AS RE-
CORDED IN PLAT BOOK 41,
PAGES 135-141, INCLUSIVE,
OF THE PUBLIC RECORDS
OF MANATEE COUNTY,
FLORIDA.
more commonly known as 14244
Gnatcatcher Terrace, Lakewood
Ranch, FL 34202.

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

In and for Manatee County:
If you cannot afford an attorney, contact
Gulfcoast Legal Services at (941) 746-

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

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

WITNESS my hand and seal of this
Court on the 8TH day of APRIL, 2025.

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

25-334 742 FC01 CHE
April 10, 17, 2026 26-00578M

FIRST INSERTION

**NOTICE OF ACTION
IN THE COUNTY COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA CIVIL DIVISION
CASE NO.: 25-CC-004584**

**OLD MILL PRESERVE
HOMEOWNERS ASSOCIATION,
INC., Plaintiff, v.
EDWARD HIDALGO, KAREN
HIDALGO, AND ANY UNKNOWN
OCCUPANTS IN POSSESSION
OF 7616 MILL HOPPER CT.,
FLORIDA, Defendants.**

TO: KAREN HIDALGO
13611 LUXE AVE., APT. 101
BRADENTON, FL 34211-4513
YOU ARE HEREBY NOTIFIED
that a Complaint for Injunctive Relief
has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on Plaintiff's attor-
ney, BRENTON J. ROSS, Esquire, 5550
W. Executive Drive, Suite 250, Tampa,
Florida 33609 on or before 5/18/2026,
and file the original with the Clerk of
this Court either before service upon
the attorney, or immediately thereaf-
ter; 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, con-
tact Gulfcoast Legal Services at (941)
746-6151 or www.gulfcoastlegal.org,
or Legal Aid of Manasota at (941) 747-
1628 or www.legalaidofmanasota.org.
If you do not qualify for free legal assis-
tance or do not know an attorney, you
may email an attorney referral service
(listed in the phone book) or contact
the Florida Bar Lawyer Referral Service
at (800) 342-8011."

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

DATED this 6TH day of APRIL,
2026.

Angelina "Angel" Colonnese
Clerk of the Court
(SEAL) by: /s/ K. Gaffney
April 10, 17, 24; May 1, 2026
26-00569M

FIRST INSERTION

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

Case No.: 2026 CA 000778 AX
Agency Case No.: 2026-004015
IN RE: FORFEITURE OF:
SEVEN THOUSAND TWO
HUNDRED FIFTY-FIVE DOLLARS
(\$7,255.00) IN U.S. CURRENCY
TO ALL PERSONS OR ENTITIES
HAVING OR CLAIMING TO HAVE
ANY RIGHT, TITLE OR INTEREST
IN THE PROPERTY HEREIN DE-
SCRIBED:

YOU ARE NOTIFIED that an action
pursuant to the Florida Contraband
Forfeiture Act has been filed by Peti-
tioner, Manatee County Sheriffs Office,
on the following property in Manatee
County, Florida SEVEN THOUSAND
TWO HUNDRED FIFTY-FIVE DOL-
LARS IN U.S. CURRENCY, and you are
required to serve a copy of your written
defenses to it, if any, on the Attorney for
Petitioner, Brian A. Iten, General Coun-
sel, Manatee County Sheriffs Office, at
the address of 600 Hwy. 301 Blvd. W.,
Ste. 202, Bradenton, FL 34205 within
20 days after last publication of this
Notice and file the original with the
Clerk of this Court either before service
on Petitioner's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief de-
manded in the Complaint.

In and for Manatee County:

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

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

DATED: 4/8/2026
ANGELINA COLONNESO, CLERK
OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA
1115 Manatee Avenue West
Bradenton, FL 34205
BY: (SEAL) K. Gaffney
Deputy Clerk
April 10, 17, 2026 26-00576M

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 0724
Division Probate
IN RE: ESTATE OF
VINCENT J. FRATERCANGELO
Deceased.**

The administration of the estate of
VINCENT J. FRATERCANGELO, de-
ceased, whose date of death was March
6, 2026, is pending in the Circuit Court
for Manatee County, Florida, Probate
Division, the address of which is 1115
Manatee Avenue West, P.O. Box 25400,
Bradenton, FL 34206. The names and
addresses of the personal representative
and the personal representative's attor-
ney are set forth below.

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

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

NOTICE.

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

ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 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 10, 2026

Personal Representative:
CARA FRATERCANGELO
5903 La Vista Lane
Bradenton, FL 34210

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
April 10, 17, 2026 26-00567M

FIRST INSERTION

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

**CASE NO.: 2025-CA-001391
MORTGAGE RESEARCH CENTER,
LLC D/B/A VETERANS UNITED
HOME LOANS, A MISSOURI
LIMITED LIABILITY COMPANY,
Plaintiff, vs.
MORRIS G. ANDREWS, JR AKA
MORRIS G. ANDREWS, et al,
Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant
to a Final Judgment of Foreclosure dat-
ed March 25, 2026, and entered in Case
No. 2025-CA-001391 of the Circuit
Court of the Twelfth Judicial Circuit
in and for Manatee County, Florida in
which Mortgage Research Center, LLC
d/b/a Veterans United Home Loans, a
Missouri Limited Liability Company,
is the Plaintiff and Morris G. Andrews,
Jr aka Morris G. Andrews, Tiffany An-
drews, Willow Walk Community Asso-
ciation, Inc., are defendants, the Man-
atee County Clerk of the Circuit Court
will sell to the highest and best bidder
for cash in/on online at online at www.
manatee.realforeclose.com, Manatee
County, Florida at 11:00AM on the
April 29, 2026 the following described
property as set forth in said Final Judg-
ment of Foreclosure:

LOT 274, WILLOW WALK
PHASE 1A, ACCORDING TO

MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK
58, PAGES 103 THROUGH 121,
INCLUSIVE, OF THE PUB-
LIC RECORDS OF MANATEE
COUNTY, FLORIDA.

A/K/A 3920 WILLOW WALK
DR PALMETTO FL 34221
Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the
Lis Pendens must file a claim before the
Clerk reports the surplus as unclaimed.

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

Dated this 08 day of April, 2026.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Justin Ritchie
Florida Bar # 106621
Justin Ritchie, Esq.
IN/25-006277
April 10, 17, 2026 26-00577M

FIRST INSERTION

**NOTICE TO CREDITORS
THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR THE COUNTY OF
MANATEE - STATE OF FLORIDA
PROBATE DIVISION
File No.: 2026-CP-000344
IN RE ESTATE OF
JULIUS CECIL MILLS
Deceased.**

The administration of the Estate of JU-
LIUS CECIL MILLS, deceased, whose
date of death was November 13, 2025, is
pending in the Circuit Court for Man-
atee County Florida, Probate Division,
the address of which is 1115 Manatee
Ave W, Bradenton, Florida 34205,
under File No.: 2026-CP-000344.
The name and address of the personal
representative and the personal repre-
sentative's attorney are set forth below.
The first publication of this Notice is on
April 10, 2026.

All creditors of the decedent and
other persons having claims or de-
mands against the decedent's estate, on
whom a copy of this Notice is required
to be served must file their claims with
this Court, WITHIN THE LATER OF
THREE (3) MONTHS AFTER THE
DATE OF THE FIRST PUBLICA-
TION OF THIS NOTICE OR WITHIN
THIRTY (30) DAYS AFTER THE
DATE OF SERVICE OF A COPY OF
THIS NOTICE ON THEM.

All other creditors of the decedent
and other persons having claims or
demands against the decedent's estate,
must file their claims with this Court

WITHIN THREE (3) MONTHS AF-
TER THE DATE OF THE FIRST PUB-
LICATION OF THIS NOTICE. ALL
CLAIMS NOT SO FILED 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 cura-
tor has no duty to discover whether any
property held at the time of the dec-
edent's death by the decedent or the de-
cedent's surviving spouse, is property to
which the Florida Uniform Disposition
of Community Property Rights at Death
Act as described in sections 732.216-
732.228, Florida Statutes, applies or
may apply, unless a written demand is
made by a creditor as specified under
section 732.2211, Florida Statute.

Dated: February 26, 2026
**Xavier L. Gibson /s/
Xavier L. Gibson,
Personal Representative
c/o Paul J. Bupivi, Esq**
330 S. Pineapple Avenue, Suite 110
Sarasota, Florida 34236
Tel.: (941) 404-6360
Paul J. Bupivi /s/
Paul J. Bupivi, Esq. (FL Bar #94635)
Attorney for the
Personal Representative
330 S. Pineapple Avenue, Suite 110
Sarasota, Florida 34236
Tel.: (941) 404-6360
Email: paul@bupivilaw.com
April 10, 17, 2026 26-00568M

FIRST INSERTION

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

**CASE NO.: 2026CC000108AX
CPI/LC PLANTATION OWNER
LLC d/b/a The Grove,
Plaintiff, vs.
MARCELLA HAMMOND and
SOUTHTRUST BANK N.A.,
Defendants.**
TO: Marcella Hammond
1215 46th Avenue East
Lot No. 168
Bradenton, Florida 34203

YOU ARE NOTIFIED that an action
for possession of a mobile home lot,
and for the imposition and foreclosure
of a statutory landlord's lien as to that
certain mobile home and all personal
items, appliances, and fixtures con-
tained therein located at:

1215 46th Avenue East, Lot No.
168, Bradenton, Florida 34203
has been filed against you, and you are
required to serve a copy of your written
defenses, if any, to it on Brian C. Chase,
Esq., Plaintiff's attorney, whose address
is 1313 North Howard Avenue, Tampa,
Florida 33607, ON OR BEFORE
A DATE WHICH IS WITHIN 30
DAYS OF FIRST PUBLICATION OF
THIS NOTICE IN THE BUSINESS
OBSERVER, and file the original
with the Clerk of this Court either
before service on Plaintiff's attorney
or immediately thereafter; otherwise a
default will be entered against you for

the relief demanded in the Complaint
or petition.

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

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

WITNESS Angelina "Angel" Colonn-
ese, Esq., as Clerk of the County Court,
and the seal of said Court, at the Court-
house at Manatee County, Florida.

Dated: 4/1/2026
ANGELINA "ANGEL" COLONNESO,
ESQ.
Clerk of the Circuit and County Court
By: K. Gaffney
As Deputy Clerk
April 10, 17, 2026 26-00573M

FIRST INSERTION

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

**CASE NO.: 2023CA006592
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.
UNKNOWN HEIRS,
BENEFICIARIES, DEWISEES,
SURVIVING SPOUSE,
GRANTEES, UNITED STATES
OF AMERICA, DEPARTMENT
OF HOUSING AND URBAN
DEVELOPMENT; BRYON
MCKNIGHT, JR.; DE'ZUAN
BARNES; DIAUJA BLACK;
DANYEL BLACK, JR.; DION
BLACK; ANY AND ALL
UNKNOWN PARTIES CLAIMING
BY, THROUGH, UNDER AND
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S)
WHO ARE NOT KNOWN TO BE
DEAD OR ALIVE, WHETHER
SAID UNKNOWN PARTIES
MAY CLAIM AN INTEREST AS
SPOUSES, HEIRS, DEWISEES,
GRANTEES, OR OTHER
CLAIMANTS**

NOTICE IS HEREBY GIVEN that sale
will be made pursuant to an Order or
Final Judgment. Final Judgment was
awarded on March 24, 2026 in Civil
Case No. 2023CA006592, of the Cir-
cuit Court of the TWELFTH Judicial
Circuit in and for Manatee County,
Florida, wherein, LAKEVIEW LOAN
SERVICING, LLC is the Plaintiff,
and UNKNOWN HEIRS, BENEFICI-
ARIES, DEWISEES, SURVIVING
SPOUSE, GRANTEES, UNITED
STATES OF AMERICA, DEPART-
MENT OF HOUSING AND URBAN
DEVELOPMENT; BRYON MCK-
NIGHT, JR.; DE'ZUAN BARNES; DI-
AUJA BLACK; DANYEL BLACK, JR.;
DION BLACK; ANY AND ALL UN-
KNOWN PARTIES CLAIMING BY,
THROUGH, UNDER AND AGAINST
THE HEREIN NAMED INDIVIDUAL
DEFENDANT(S) WHO ARE NOT

KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN PAR-
TIES MAY CLAIM AN INTEREST
AS SPOUSES, HEIRS, DEWISEES,
GRANTEES, OR OTHER CLAIM-
ANTS are Defendants.

The Clerk of the Court, Angelina
"Angel" Colonnese will sell to the high-
est bidder for cash at www.manatee.
realforeclose.com on May 6, 2026 at
11:00:00 AM EST the following de-
scribed real property as set forth in said
Final Judgment, to wit:

LOT 33, BLOCK 75, OF COUN-
TRY CLUB ADDITION TO
WHITFIELD ESTATES, AC-
CORDING TO THE PLAT
THEREOF, RECORDED IN
PLAT BOOK 7, PAGES 82, OF
THE PUBLIC RECORDS OF
MANATEE COUNTY, FLORI-
DA.

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 or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Manatee County
Jury Office, P.O. Box 25400, Braden-
ton, Florida 34206, (941) 741-4062,
at least seven (7) days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than seven (7) days; if you are
hearing or voice impaired, call 711.

Dated this 2nd day of April, 2026.
ALDRIDGE PITTE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepitt.com
1091-2661B
April 10, 17, 2026 26-00570M

PUBLISH YOUR LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call 941-906-9386

or email legal@businessobserverfl.com

Business
Observer

--- ACTION / SALES / PUBLIC SALES ---

FIRST INSERTION

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

CASE NO. 2025CA001893AX
MIDFIRST BANK
Plaintiff, v.
GREGORY THOMAS WILLIAMS
JR.; BETH WILLIAMS; UNKNOWN
TENANT 1; UNKNOWN TENANT 2;
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on March 30, 2026, in this cause, in the Circuit Court of Manatee County, Florida, the office of Angelina "Angel" Colonnese, Clerk of the Circuit Court, shall sell the property situated in Manatee County, Florida, described as:

LOT 5, BLOCK R, WINDSOR PARK, UNIT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE(S) 50, 51 AND 52, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

a/k/a 4203 36TH ST W, BRADENTON, FL 34205-1831

at public sale, to the highest and best bidder, for cash, online at www.manatee.realforeclose.com, on April 29, 2026 beginning at 11:00 AM.

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

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

Dated at St. Petersburg, Florida this 2 day of April, 2026.

eXL Legal, PLLC
Designated Email Address:
efilling@exlegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
April 10, 17, 2026 26-00553M

FIRST INSERTION

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

GENERAL JURISDICTION
DIVISION
CASE NO.
412025CA000983CAAXMA
PLANET HOME LENDING, LLC,
Plaintiff, vs.
JORDAN ASHLEY GREGORY, et
al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 02, 2026 in Civil Case No. 412025CA000983CAAXMA of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Manatee County, Bradenton, Florida, wherein PLANET HOME LENDING, LLC is Plaintiff and Jordan Ashley Gregory, et al., are Defendants, the Clerk of Court, ANGELINA "ANGEL" COLONNOSO, ESQ., will sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 29th day of April, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Unit 33, Block "H", of IMPERIAL LAKES ESTATES (UNIT II), a land Condominium, according to the Declaration of Condominium recorded in Official Records Book 1163, Page(s) 1307, and all amendments thereto, and as per plat thereof recorded in Condominium Book 20, Pages 111 through 122, and all subsequent amendments thereto, together

with its undivided share in the common elements, in the Public Records of Manatee County, Florida; Together with that certain doublewide mobile home described as a 1989 PALM 40', Identification Nos. PH092349A and PH092349B and Title Nos. 46819945 and 46819948, respectively, which is permanently affixed to the real property described above, in accordance with Florida law.

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.

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-11945FL
April 10, 17, 2026 26-00563M

FIRST INSERTION

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

CASE NO.: 2025-CA-000650
TRIAD FINANCIAL SERVICES,
INC.,
Plaintiff, vs.
MICHAEL ROBERT HUNEKE,
et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN, pursuant to the UNIFORM FINAL JUDGMENT OF MORTGAGE FORECLOSURE entered in favor of Plaintiff in this cause on March 25, 2026, in the Circuit Court of Manatee County, Florida, Angelina "Angel" Colonnese, Clerk of the Circuit Court & Comptroller, will sell the property situated in Manatee County, Florida described as:

That Part of Tract 3, of the unrecorded PLAT OF WILLOW SHORES SUBDIVISION, lying in Manatee County Florida, more fully described as follows: Commence at the Northwest corner of SECTION 6, TOWNSHIP 33 SOUTH, RANGE 20 EAST; thence North 89 degrees 22'48" East, along the North line of said Section 6, a distance of 390.77 feet to the intersection with the Westerly line of Tract 3 of the unrecorded Plat of "WILLOW SHORES", for a Point of Beginning; thence continue North 89 degrees 22'48" East, along said section line, a distance of 517.15 feet to the intersection with the Easterly line of said Tract 3; thence South 34 degrees 54'57" West, along the Easterly line of said Tract 3, a distance of 61.44 feet; thence continue along said Easterly line of said Tract 3, a distance of 733.01 feet to the Southeasterly corner thereof; thence North 81 degrees 00'00" West, along the South line of said Tract 3, a distance of 162.66 feet to the Southwesterly corner thereof; thence North 09 degrees 00'00" East, along the Westerly line of

said Tract 3, a distance of 628.14 feet to the Point of Beginning, being and lying in Section 6, Township 33 South, Range 20 East, Manatee County, Florida.

Parcel ID No.: 250210209
Together with that certain Manufactured Home more specifically described as:

2022 Champion Home Builders, Inc., 56X28
Serial No. FL261-00P-H-
B203066A/ FL261-00P-H-
B203066B

and commonly known as 14490 Highland Road, Wimauma, FL 33598, at public sale to the highest and best bidder for cash on April 29, 2026 at 11:00 AM, in accordance with Chapter 45, Florida Statutes, by electronic sale beginning at 11:00 AM on the prescribed date at www.manatee.realforeclose.com.

Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated on April 2, 2026.
/s/ Monika E. Siwiec
Monika E. Siwiec
Florida Bar No.: 92050
service@gibsonlawfirm.com
mes@gibsonlawfirm.com
THE GIBSON LAW FIRM, P.A.
4720 Salisbury Road, 247-04
Jacksonville, FL 32256
Telephone: 561-501-7858
April 10, 17, 2026 26-00560M

FIRST INSERTION

RE-NOTICE OF FORECLOSURE
SALE

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

CIRCUIT CIVIL DIVISION
CASE NO.: 2024CA000534AX
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING
Plaintiff(s), vs.
COURTNEY TYLER ROWE;
UNITED STATES OF AMERICA,
ADMINISTRATOR OF THE SMALL
BUSINESS ADMINISTRATION;
NICOLE ROWE;
THE UNKNOWN TENANT IN
POSSESSION
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on March 24, 2026 in the above-captioned action, the Clerk of Court, Angelina "Angel" Colonnese, will sell to the highest and best bidder for cash at www.manatee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 6th day of May, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to-wit:

LOTS 12 AND 13, BLOCK 4, OF WHITFIELD ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 127A, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property address: 7745 Westmoreland Drive, Sarasota, FL 34243
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.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

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

Respectfully submitted,
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 23-013921-1
April 10, 17, 2026 26-00566M

FIRST INSERTION

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

CASE NO.: 2025 CA 002774 AX
DATA MORTGAGE INC., DBA
ESSEX MORTGAGE
Plaintiff, v.
Anne Danner, et al.
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 26, 2026, and entered in Case No. 2025 CA 002774 AX of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee COUNTY, Florida, wherein DATA MORTGAGE INC., DBA ESSEX MORTGAGE, is Plaintiff, and Anne Danner, et al. are Defendants, the clerk, Angelina Angel Colonnese, will sell to the highest and best bidder for cash, beginning at 11:00 AM www.manatee.realforeclose.com, in accordance with Chapter 45, Florida Statutes, on the April 29, 2026, the following described property as set forth in said Final Judgment, to-wit:

Begin at the Northeast corner of Southwest 1/4 of Northeast 1/4 of Section 11, Township 35 South, Range 17 East, thence run West 44.3 feet thence South 666 feet for the Point of Beginning, thence East 114 feet, thence North 83.25 feet, thence West 114 feet thence South 83.25 feet to the Point of Beginning, lying and being in Manatee County, Florida; Also described as Lot 7, PARK ACRES, UNIT NO. 1, according to the plat thereof as recorded in Plat Book 11, Page 68, of the Public Records of Manatee County, Florida.

ording to the plat thereof as recorded in Plat Book 11, Page 68, of the Public Records of Manatee County, Florida.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk no later than the date that the clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the lis pendens may claim the surplus.

If you 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.

DATE: April 2, 2026
Orlans Law Group PLLC
Attorneys for Plaintiff
621 S. Federal Highway, Suite 10
Fort Lauderdale, FL 33301
Tel (561) 576-6893
Fax (561) 576-6894 ext. 1565
FLForeclosure@orlans.com
By: /s/ Heather L. Griffiths
Heather L. Griffiths
FL Bar #91444
Orlans #25-010516
April 10, 17, 2026 26-00554M

FIRST INSERTION

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

DIVISION
CASE NO.: 2025-CA-000725
CMG MORTGAGE INC.,
Plaintiff, vs.
NICOLE F. TABOR, et al.,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Mortgage Foreclosure entered on April 2, 2026, in Case No. 2025-CA-000725 of the Circuit Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, wherein CMG MORTGAGE INC, is Plaintiff, and NICOLE F. TABOR, WILLIAM E. TABOR, DIANE L. MILLER, and TROPIC SUPPLY INC are Defendants, the Office of Angelina "Angel" Colonnese, Manatee County Clerk of the Court, will sell to the highest and best bidder for cash online at www.manatee.realforeclose.com, beginning at 11:00 A.M. on the 20th day of May 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to-wit:

BEGIN AT THE SE CORNER OF LOT 33, DUDE RANCH ACRES, AS RECORDED IN PLAT BOOK 12, PAGE 29, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR A P.O.B.; THENCE NORTH 01 DEG. 22'20" WEST ALONG THE EAST LINE OF SAID LOT 33, A DISTANCE OF 325.70 FEET; THENCE SOUTH 71 DEG. 38'46" WEST, A DISTANCE OF 156.80 FEET; THENCE SOUTH 01 DEG. 22'20" EAST, A DISTANCE OF 343.60 FEET TO THE NORTH R/W OF N. RANCH ROAD; THENCE NORTH 65 DEG. 36'48" EAST ALONG SAID R/W, A DISTANCE OF 162.93 FEET TO THE P.O.B., BEING AND LYING IN SECTION 10,

TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

Also known as 6223 47TH AVE E., BRADENTON, FL 34203

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

Any person claiming an interest in the surplus funds 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 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 call 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 2nd day of April 2026
By: /s/ Benjamin D. Ladouceur
Benjamin D. Ladouceur, Esq.
Florida Bar No.: 73863
SOKOLOF REMTULLA, LLP,
1800 NW Corporate Blvd., Ste. 302,
Boca Raton, FL 33431.
Telephone: 561-507-5252,
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
April 10, 17, 2026 26-00559M

FIRST INSERTION

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

CASE NO.: 2026CC000196
SHORELINE TERRACES VI
ASSOCIATION, INC., a Florida
not-for-profit corporation,
Plaintiff, vs.
UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
TRUSTEES, AND ALL OTHERS
CLAIMING AN INTEREST BY,
THROUGH, OR UNDER LINDA C.
COLLINS, DECEASED, et al.
Defendant(s).

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, TRUSTEES, AND ALL OTHERS CLAIMING AN INTEREST BY, THROUGH, OR UNDER LINDA C. COLLINS, DECEASED
Last Known Address: 971 Sandpiper Circle, Bradenton, FL 34209

YOU ARE NOTIFIED that an action has been filed against you in the County Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, for foreclosure of a claim of lien and for damages, regarding the following real property in Manatee County, Florida, UNIT 971, SHORELINE TERRACES VI AT PERICO BAY CLUB, PHASE 2, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1267, PAGE 3299, AND ALL EXHIBITS ATTACHED THERETO, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 23, PAGE 187, ALL OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.

UNIT 971, SHORELINE TERRACES VI AT PERICO BAY CLUB, PHASE 2, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1267, PAGE 3299, AND ALL EXHIBITS ATTACHED THERETO, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 23, PAGE 187, ALL OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.

Commonly identified as: 971 Sandpiper Circle, Bradenton, FL 34209

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

In and for Manatee County:

If you cannot afford an attorney, contact 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 or www.floridabar.org/public/lrs/.

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

WITNESS my hand and the seal of said Court on 4/1, 2026.

ANGELINA "ANGEL" COLONNOSO
CLERK OF COURT
By: (SEAL) By: Kris Gaffney
As Deputy Clerk
April 10, 17, 2026 26-00547M

FIRST INSERTION

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

CIVIL DIVISION
CASE NO.
412025CA000437CAAXMA
Division: B

FIRST CITRUS BANK n/k/a DFCU
FINANCIAL,
Plaintiff, v.
JAMES M. PACHENCE, and
BABETTE M. PACHENCE,
Defendants.

NOTICE IS HEREBY given pursuant to the Court's Final Judgment of Foreclosure dated March 31, 2026, and entered in Case No. 412025CA-000437CAAXMA, in Circuit Court in and for Manatee County, Florida wherein FIRST CITRUS BANK n/k/a DFCU FINANCIAL, is the Plaintiff and JAMES M. PACHENCE, and BABETTE M. PACHENCE, are the Defendants, I will sell to the highest bidder online at www.manatee.realforeclose.com, at 11:00 A.M. on the 1st day of July, 2026, the following described property as set forth in the Final Judgment of Foreclosure, to-wit:

Parcel 428 - Harbour Walk
Being a part of Lots 429 and 430, Riverdale Revised, a Sub-division, as per plat thereof recorded in Plat Book 10, Page 40, of the Public Records of Manatee County, Florida, and a portion of that certain parcel of land referred to in Administrative Determination 94-98 and described in vacation of canal (R-94-33V), recorded in Official Records Book 1428, Pages 86 through 89, Public Records of Manatee County, Florida, all being more particularly described as follows:

Begin at the Northeast corner of Lot 430 of said Riverdale Revised Subdivision, said point being the beginning of a curve to the right, of which the radius point lies S 19° 10'06" E, a radial distance of 1,090.00 feet and having a chord bearing of N 72° 42'37" E, 71.46 feet; thence Easterly along the arc, through a central angle of 03° 45'26", a

distance of 71.48 feet; thence S 15° 24'58" E, a distance of 135.86 feet; thence S 75° 59'43" W, a distance of 16.59 feet; thence S 70° 23'15" W, a distance of 61.23 feet; thence N 20° 05'53" W, a distance of 136.77 feet to a point of curvature of a non-tangential curve, concave South, of which the radius point lies S 20° 05'06" E, a radial distance of 1,090.00 feet; thence Easterly along the arc of said curve through a central angle of 00° 55'00", a distance of 17.44 feet, said curve being subtended by a chord that bears N 70° 22'24" E, a distance of 17.44 feet to the Point of Beginning.

Street Address: 4754 Mainsail Drive, Bradenton, Florida 34208

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

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

Dated: April 2, 2026
Angelina Colonnese
As Clerk of the Court
By: As Deputy Clerk

Respectfully submitted,
/s/ Christopher J. Bonti
Christopher J. Bonti (FBN 124312)
JOHNSON POPE BOKOR
RUPPEL & BURNS, LLP
400 N. Ashley Drive, Suite 3100
Tampa, FL 33602
(813) 225-2500 chrisb@jpfirm.com
laurah@jpfirm.com
om
dcalandra@jpfirm.com
Plaintiff's Counsel
April 10, 17, 2026 26-00564M

SAVE TIME

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

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FLORIDA'S NEWSPAPER FOR THE C-SOUTH
Business Observer
IV20906_V12

SUBSEQUENT INSERTIONS

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

THIRD INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 2025-DR-3090
ILLINY OROZCO ALVAREZ, Petitioner, and GAUDENCIA BACILIO KU DZIB, Respondent
 TO: GAUDENCIA BACILIO KU DZIB, Respondent
 The respondent's last known address is 1630 55TH AVE CIRE, APT. 107, BRADENTON, FL 34203.
 YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on
 ILLINY OROZCO ALVAREZ, Petitioner c/o her Attorney, Kelly

A. Rodenas, Esq.,
 At kelly@kellyrodenaslaw.com
 46 N. Washington Blvd, Sarasota, FL 34236
 on or before 4/23/2026 and file the original with the clerk of this Court at 1115 MANATEE AVENUE WEST, BRADENTON, FL 34205, or before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.
 The action is asking the court to decide how the following real or personal property should be divided: {insert "none" or, if applicable, the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located}
 Copies of all court documents in this case, including orders, are available at the Clerk of the 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 Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.
 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.
 Dated: 3/12/2026
 CLERK OF THE CIRCUIT COURT
 By: (SEAL) C. Schmidt
 Deputy Clerk
 Mar. 27; Apr. 3, 10, 17, 2026
 26-00472M

SECOND 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

SECOND 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 F.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

SECOND 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@maloneylegal.com
 April 3, 10, 2026 26-00532M

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 proposed bonds will fund the public improvements described in the Active Adult Master Engineer's Report dated March 2026. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

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. (3)	
Single Family 50'	746	1.00	746	84%	\$12,248,428	\$49,790	\$1,115,150	\$4,533	
Single Family 60'	113	1.20	136	36%	\$6,751,572	\$59,748	\$619,692	\$5,440	
TOTAL	859		882	100%	\$19,000,000		\$1,734,842		

(1) Represents maximum assessments for the applicable Active Adult Development within the District and allocated by EAU.
 (2) Product total shown for illustrative purposes only and are not listed per product type.
 (3) Includes estimated Manatee County collection cost/paid-in discounts, which may fluctuate.

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



SECOND INSERTION

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:

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- The Debt Assessments shall be levied to defray all of the costs of the Project.
- 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.
- The general locations of the Project are as shown on the plans and specifications referred to above.
- 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").
- 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.
- 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:
 - For unplatted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report.
 - For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.
- 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.
- 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.
- 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.
- 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.
- 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:
 /s/ Sam Stevens
 Name: Sam Stevens
 Title: Assistant Secretary

Prosperity Lakes Community Development District
 /s/ Lori Compagna
 Name: Lori Compagna
 Title: Vice-Chair of the Board of Supervisors

April 3, 10, 2026

26-00491M

--- ESTATE ---

SECOND 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 Laganela Gerling, Esq.

Florida Bar No. 0503991

Affordable Attorney

Gerling Law Group Chartered

6148 State Road 70 East,

Bradenton, FL 34203

Telephone: (941) 756-6600

Email:

dlaganella@gerlinglawgroup.com

April 3, 10, 2026 26-00504M

SECOND 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

SECOND 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: jackmanpleadings@gmail.com

April 3, 10, 2026 26-00529M

SECOND 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

SECOND 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.

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

SECOND 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

SECOND 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.

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

SECOND 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

Primary Email:

rudu@suarezlawyers.com

Secondary Email:

eservice@suarezlawyers.com

--- ACTIONS / SALES ---

SECOND INSERTION

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

CIVIL DIVISION:
CASE NO.: 2025CA001906AX
NATIONS LENDING CORPORATION,
Plaintiff, vs.
RUBEN RAMOS LEON; UNITED
STATES OF AMERICA ACTING ON
BEHALF OF THE SECRETARY OF
HOUSING AND URBAN DEVELOPMENT;
JANIE RAMOS-LEON AKA
A/K/A JANIE RAMOS LEON AKA
JANIE L RAMOS; UNKNOWN
TENANT
Defendants.

NOTICE IS HEREBY GIVEN pursuant
to an Order or Final Judgment entered
in the above styled cause now pending
in said court and as required by
Florida Statute 45.031(2), ANGELINA
M. COLONNESO as the Clerk of the
Circuit Court shall sell to the highest
and best bidder for cash electronically
at www.manatee.realforeclose.com at,
11:00 AM on the 22 day of April, 2026,
the following described property as set
forth in said Final Judgment, to wit:

THE SOUTH 1/2 OF THE WEST
80 FEET OF THE SOUTH 1/2
OF THE NORTHEAST 1/4 OF
THE NORTHEAST 1/4 OF
THE SOUTHEAST 1/4 OF THE
SECTION 34, TOWNSHIP
34 SOUTH, RANGE 17 EAST,
MANATEE COUNTY, FLORIDA;
ALSO, THE EASTERLY 10 FEET
OF VACATED ALLEY, OF THE
PUBLIC RECORDS OF MANATEE
COUNTY, FLORIDA.
PROPERTY ADDRESS: 1922
19TH AVENUE W, BRADENTON,
FL 34205

IF YOU ARE A PERSON CLAIMING
A RIGHT TO FUNDS REMAINING
AFTER THE SALE, YOU MUST
FILE A CLAIM WITH THE CLERK
NO LATER THAN THE DATE THAT
THE CLERK REPORTS THE FUNDS

AS UNCLAIMED. IF YOU FAIL TO
FILE A CLAIM, YOU WILL NOT BE
ENTITLED TO ANY REMAINING
FUNDS. AFTER THE FUNDS ARE
REPORTED AS UNCLAIMED, ONLY
THE OWNER OF RECORD AS OF
THE DATE OF THE LIS PENDENS
MAY CLAIM THE SURPLUS.

If you cannot afford an attorney,
contact Gulfoast Legal Services
at (941)746-6151 or www.
gulfoastlegal.org, or Legal Aid of
Manasota at (941)747-1628 or www.
legalaiddofmanasota.org. If you do
not qualify for free legal assistance or
do not know an attorney, you may
call 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 26 day of March 2026.

By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.

Bar Number: 93156

Submitted by:

De Cubas & Lewis, P.A.

PO Box 5026

Fort Lauderdale, FL 33310

Telephone: (954) 453-0365

Facsimile: (954) 771-6052

Toll Free: 1-800-441-2438

DESIGNATED PRIMARY E-MAIL

FOR SERVICE PURSUANT TO FLA.

R. JUD. ADMIN 2.516

eservice@decubaslewis.com

25-03220

April 3, 10, 2026

26-00508M

SECOND INSERTION

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

GENERAL JURISDICTION
DIVISION
CASE NO.

412025CA001894CAAXMA

CARRINGTON MORTGAGE

SERVICES, LLC,

Plaintiff, vs.

STEVEN C SCHER A/K/A STEVEN

CRAIG SCHER A/K/A STEVEN

G SCHER A/K/A STEVE CRAIG

SCHER A/K/A STEVEN SCHEER

A/K/A STEVEN CRAIG SEHER,

et al.,

Defendant.

TO: STEVEN C SCHER A/K/A

STEVEN CRAIG SCHER A/K/A

STEVEN G SCHER A/K/A STEVE

CRAIG SCHER A/K/A STEVEN

SCHEER A/K/A STEVEN CRAIG

SEHER

Last Known Address: 2009 67TH

STREET COURT EAST, BRADENTON

FL 34208

You are notified of an action to fore-

close a mortgage on the following prop-

erty in MANATEE County:

All that certain land situate in

Manatee County, Florida, to wit:

The West 335 feet of the South

310 feet of the following de-

scribed property: Commence

at the NW corner of Section 35,

Township 34 South, Range 18

East, Manatee County, Florida;

thence East 2010 feet; thence

South 3318.40 feet for a Point of

Beginning; thence continue East

630 feet; thence South 330 feet;

thence West 630 feet; thence

North 330 feet to the Point of

Beginning;

Less and except the following

described property: Commence

at the NW corner of Section 35,

Township 34 South, Range 18

East, Manatee County, Florida;

thence East 2010 feet: thence

South 3517.40 feet to a point on

the East right-of-way line of 67th

Street Court East for a Point of

Beginning; thence continue

South along the East right-of-

way line of 67th Street Court

East a distance of 131.0 feet;

thence East 335.0 feet; thence

North 131.0 feet; thence West

335.0 feet to the Point of Begin-

ning.

Being a portion of Tract 84, Mag-

noia Manor Tracts, unrecorded

Property Address: 2009 67TH

STREET COURT EAST, BRA-

DENTON FL 34208

The action was instituted in the Circuit

Court, First Judicial Circuit in and for

MANATEE County, Florida; Case No.
412025CA001894CAAXMA; and is
styled CARRINGTON MORTGAGE
SERVICES, LLC v. STEVEN C SCHER
A/K/A STEVEN CRAIG SCHER A/K/A
STEVEN G SCHER A/K/A STEVE
CRAIG SCHER A/K/A STEVEN
SCHEER A/K/A STEVEN CRAIG
SEHER; UNKNOWN SPOUSE OF
STEVEN C SCHER A/K/A STEVEN
CRAIG SCHER A/K/A STEVEN
G SCHER A/K/A STEVE CRAIG
SCHER A/K/A STEVEN SCHEER
A/K/A STEVEN CRAIG SEHER;
SECRETARY OF HOUSING
AND URBAN DEVELOPMENT;
UNKNOWN TENANT IN
POSSESSION 1 and UNKNOWN
TENANT IN POSSESSION 2. You

are required to serve a copy of your
written defenses, if any, to the action
on Michelle DeLeon, Esq., Plaintiffs
attorney, whose address is 300 S.
Orange Ave., Ste. 1000, Orlando, FL
32801, on or before , (or 30 days from
the first date of publication) and file
the original with the clerk of this court
either before service on Plaintiff's
attorney or immediately after service;
otherwise, a default will be entered
against you for the relief demanded in
the complaint or petition.

The Court has authority in this suit
to enter a judgment or decree in the
Plaintiff's interest which will be binding
upon you.

In and for Manatee County:

If you cannot afford an attorney, con-

tact Gulfoast Legal Services at (941)

746-6151 or www.gulfoastlegal.org,

or Legal Aid of Manasota at (941) 747-

1628 or www.legalaiddofmanasota.org.

If you do not qualify for free legal assis-

tance or do not know an attorney, you

may email an attorney referral service

(listed in the phone book) or contact the

Florida Bar Lawyer Referral Service at

(800) 342-8011 or www.floridabar.org/

public/lrs/.

If you are a person with a disability

who needs any accommodations in

order to participate in this proceed-

ing, you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact the Manatee County

Jury Office, P.O. Box 25400, Braden-

ton, Florida 34206, (941) 741-4062,

at least seven (7) days before your sched-

uled court appearance, or immediately

upon receiving this notification if the

time before the scheduled appearance

is less than seven (7) days; if you are

hearing or voice impaired, call 711.

DATED on 3/26/2026.

ANGELINA COLONNESO

As Clerk of the Court

By:

As Deputy Clerk

4911-1326-1457, v. 2

April 3, 10, 2026

26-00493M

SECOND INSERTION

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

CIVIL DIVISION
CASE NO.: 2025CC004244
TARA MASTER ASSOCIATION,
INC., a Florida not-for-profit
corporation,
Plaintiff, vs.
WILLIAM S. MILLER, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN that pur-
suant to the Final Judgment for Lien
Foreclosure dated March 24, 2026, and
entered in Case No. 2025CC004244 of
the County Court of the Twelfth Judicial
Circuit in and for Manatee County,
Florida, the Clerk of the Court, Ang-
elina Colonnese, will publicly sell to
the highest and best bidder for cash at
www.manatee.realforeclose.com begin-
ning at 11:00 AM on April 28, 2026, the
following described property:

LOT 23, TARA PHASE I, UNIT
4, ACCORDING TO THE PLAT
THEREOF AS RECORDED
IN PLAT BOOK 27, PAGES 22
THROUGH 24, PUBLIC RE-
CORDS 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 disabili-
ty who needs any accommodations in
order to participate in this proceed-
ing, you are entitled, at no cost to
you, to the provision of certain assis-
tance. Please contact the Manatee
County Jury Office, P.O. Box 25400,
Bradenton, Florida 34206, (941) 741-
4062, at least seven (7) days before
your scheduled court appearance, or
immediately upon receiving this noti-
fication if the time before the sched-
uled appearance is less than seven
(7) days; if you are hearing or voice
impaired, call 711.

Dated this 27th day of March 2026.

/s/ Kari L. Martin

Kari L. Martin

Florida Bar No. 092862

Najmy Thompson, P.L.

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:

bmiller@najmythompson.com

Attorney for Plaintiff

April 3, 10, 2026

26-00503M

SECOND INSERTION

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

CASE NO.: 2025-CA-003130
PENNYMAC LOAN SERVICES,
LLC,

Plaintiff, v.

NATHAN THOMAS LAMMI, et al.,

Defendants.

TO: Nathan Thomas Lammi

11626 Rolling Green Drive Bradenton,

FL 34211

Nathan Thomas Lammi 27 Kincaid St.

South Portland, ME 04106

CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on

the following described property in Ma-

neatee County, Florida:

Lot 519 of HARMONY AT

LAKEWOOD RANCH PHASE

II, SUBPHASE C, UNITS 1,

2, 3, & 4, according to the plat

thereof as recorded in Plat Book

63, Page(s) 143 through 158, of

the Public Records of Manatee

County, Florida.

has been filed against you and you are

required to serve a copy of your written

defenses, if any, on Anthony R. Smith,

Esquire, the Plaintiff's attorney, whose

address is Tiffany & Bosco, P.A., 1201 S.

Orlando Ave, Suite 430, Winter Park,

FL 32789, on or before thirty (30) days

from the date of first publication of

this Notice, and file the original with

the Clerk of this Court either before

service on the Plaintiff's attorney or

immediately thereafter; or 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, con-

tact Gulfoast Legal Services at (941)

746-6151 or www.gulfoastlegal.org,

or Legal Aid of Manasota at (941) 747-

1628 or www.legalaiddofmanasota.org.

If you do not qualify for free legal assis-

tance or do not know an attorney, you

may email an attorney referral service

(listed in the phone book) or contact

the Florida Bar Lawyer Referral Service

at (800) 342-8011.

If you are a person with a disability

who needs any accommodations in

order to participate in this proceeding,

you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact the Manatee County

Jury Office, P.O. Box 25400, Braden-

ton, Florida 34206, (941) 741-4062,

at least seven (7) days before your sched-

uled court appearance, or immediately

upon receiving this notification if the

time before the scheduled appearance

is less than seven (7) days; if you are

hearing or voice impaired, call 711.

IN WITNESS WHEREOF, I have

herunto set my hand and affixed the

official seal of said Court at Manatee

County, Florida, this 27TH day of

MARCH, 2026.

Angelina "Angel" Colonnese

as Clerk of the Circuit Court of

Manatee County, Florida

(SEAL) By: /s/ K. Gaffney

DEPUTY CLERK

April 3, 10, 2026

--- ACTIONS / SALES ---

SECOND 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 Colnneso, 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:
 bmiller@najmythompson.com
 Attorney for Plaintiff
 April 3, 10, 2026 26-00495M

SECOND 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 Colnneso, 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:
 bmiller@najmythompson.com
 Attorney for Plaintiff
 April 3, 10, 2026 26-00496M

SECOND 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 COLNNESSO
 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 Colnneso 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 CEIA, FL 34221

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

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

Dated this 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

SECOND INSERTION

NOTICE OF SALE 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 Colnneso, 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

SECOND INSERTION

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 Colnneso
 Circuit and County Courts
 (SEAL) BY: /s/ K. Gaffney
 Deputy Clerk
 April 3, 10, 2026 26-00514M

SECOND INSERTION

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

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

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 Colnneso
 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

SECOND 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 COLNNESSO, 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 PAECEL 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

SECOND 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.
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 Co-Personal Representatives
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 April 3, 10, 2026 26-00524M



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com