

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that MHC 382 (Sarasota FL) LLC, 700 Iris St., Sarasota, FL 34243, desiring to engage in business under the fictitious name of CubeSmart 4960, with its principal place of business in the State of Florida in the County of Manatee, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

April 17, 2026

26-00599M

FIRST INSERTION

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Willow Walk Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Leesburg, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2026, be completed no later than June 30, 2027.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

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

Proposers must provide one (1) hard copy and one (1) digital copy of their proposal to Stephanie DeLuna ("District Manager"), Rizzetta & Company, 3434 Colwell Dr. Suite 200, Tampa FL 33614 (or by email sdeluna@rizzetta.com and nbregg@rizzetta.com), in an envelope marked on the outside "Auditing Services, Willow Walk Community Development District." Proposals must be received by 3:00 p.m. on May 8, 2026, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Stephanie DeLuna
District Manager

April 17, 2026

26-00587M

FIRST INSERTION

WILLOWS COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING

The Board of Supervisors ("Board") of the Willows Community Development District ("District") will hold a regular meeting on May 1, 2026 at 11:00 a.m., or as soon thereafter as the matter may be heard, at Country Inn & Suites, Bradenton/Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203.

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

April 17, 2026

26-00593M

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Bidding: All bidding will take place online at StorageTreasuries.com on **May 8, 2026**, at 11:00 AM EST. Property will be sold to the highest bidder.

7001 - 8400 Cortez Rd, Bradenton, FL 34210 - 941-491-0148; Mathew Jackson Holmes- Pet Carriers, Bread Maker, Large Electric Skillet, Drums, Hats, Records, Baskets, Totes, Christmas Decor, Train Sets, Boxes, Kitchen, Guitar, Wall Art, Wheel Chair, Steam Trunks, Personal Items.

7007 - 4305 32nd St., Bradenton, FL 34205 - 941-491-0109; Alex Pierre- Kids mattress, mattress, cloth wagon, bags, totes, cooler, luggage, kids toy guitar, baskets, boxes. Francis Del Favero. UTILITY CART NOT FOR SALE Bikes, desk chair, totes, luggage, floor lamp, vacuum, blender, flat screen, clothing, small cooler, toaster oven, toaster, metal shelf, pressure cooker, futon, mirror. Crystal Brimer- Dollhouse, chests, metal box, suite cases, gas cans, metal shelves, totes, hand truck, file cabinets, bike, kids scooter, wooden cabinet, China cabinet. Jerry Haines- Metal storage boxes, shop vacs, wall art, heater, bike, totes, vacuum, tool boxes, baseball bat, cords, decorative lamp, boxes, fishing poles, dresser, skateboard wheels, milk crates.

7008 - 3760 Cortez Rd W, Bradenton, FL 34210 - 941-491-0083; Darren Parker- Children's toys. Christina Harris- sofa, mattress, box spring, tv.

7013 - 14710 SR 64 E, Bradenton, FL 34212- 941-491-0081; Kayla White- 2 Chase lounges, Mattress, Bed frame, Christmas tree, Wall art, Luggage. Jermaine Howard- Chucky doll , Halloween decorations, Book cabinets, Christmas tree, Mini hanging shelves. Dana Broderick- Wall art, Boxes, Totes, Mirror, Blankets.

8028 - 6403 E State Rd 64, Bradenton, FL 34208 - 941-941-451-5939; breanna walling- dresser, entertainment center, night stand, tv dinner stand, red tote. lamp, night stand, chairs. Matthew Pecson- 6ft manatee statue, animal cage, painting, pictures, clear totes, kitchenware, headboard, clothing.

7106 - 1102 53rd Ave West, Bradenton, FL 34207- 941-347-9604; Cole Grubiss-Arcade Machines. Pavel Mojzis- Tools, Bags, Boxes, Shoes, Appliance, Drywall, Seuba fins, Fishing pole, Rope, Floor tiles, Wall art. Felicie Pauleus- Clothes, Wall art, Bags, File cabinet, Luggage, Table, Shoes, Phone cases, Chair, Misc items. Whitney Piazza- Washing machine, Mini fridge, Sofa, Computer monitor, TV stand, Wall art, Boxes, Bags, Luggage, Desk, Coffee table, Basket, Totes, Misc items. Araina Sadler- Drone, Microwave, Coffee table, Luggage, Office chair, Patio furniture, Clothes, Bags, Wall art, Misc items.

April 17, 24, 2026

26-00607M

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 Seraphine located at 18216 Wheat-house Place in the City of Bradenton, Manatee, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 8th day of April, 2026

Seraphine Floral, LLC

April 17, 2026

26-00584M

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 Deyo Creative Studio located at 4702 Cayo Costa Pl in the City of Bradenton, Manatee, FL 34203 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of April, 2026

Beth Deyo

April 17, 2026

26-00597M

FIRST INSERTION

EVERGREEN COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING

The Board of Supervisors ("Board") of the Evergreen Community Development District ("District") will hold a regular meeting on May 1, 2026 at 11:00 a.m., or as soon thereafter as the matter may be heard, at Country Inn & Suites, Bradenton/Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203.

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

April 17, 2026

26-00592M

FIRST INSERTION

EAST RIVER RANCH STEWARDSHIP DISTRICT
NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the East River Ranch Stewardship District ("District") will hold a special meeting on May 13, 2026 at 1:30 p.m., at Medallion Home, 1651 Whitfield Ave., Suite 200, Sarasota, Florida 34243 where the Board will approve the Fiscal Year 2027 proposed budget and consider any other business that may properly come before it.

A copy of the agenda may be obtained by contacting the offices of the District Manager, Wrathell Hunt & Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889 ("District Manager's Office"), during normal business hours or by visiting the District's website, <https://eastriverranchsd.net/>.

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

Any person requiring special accommodations at this meeting or requiring assistance connecting to any communications media technology because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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 such appeal is to be based.

District Manager

April 17, 2026

26-00600M

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Residential activities on 100 acres known as Watercolor Place Phase IV. The project is located in Manatee County, Section(s) S24, S25, Township T34S South, Range 18E, 19E East. The permit applicant is Upper Manatee 288, LLC whose address is 1651 Whitfield Ave, Sarasota FL 34243. The Permit No. is 43027367.038.

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

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

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

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

April 17, 2026

26-00608M

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 Suda on Manatee located at 501 15th Street E. in the City of Bradenton, Manatee, FL 34208 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of April, 2026

Isles Investment Properties, LLC

April 17, 2026

26-00598M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 05/01/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1962 CHAM mobile home bearing vehicle identification number GAL1925 and all personal items located inside the mobile home. Last Tenant: John Michael McGrath. Sale to be held at: Two Rivers MHP, 2800 Manatee Avenue, E., Bradenton, Florida 34208 (941)-896-6000.

April 17, 24, 2026

26-00623M

FIRST INSERTION

NOTICE UNDER FICTITIOUS
NAME LAW PURSUANT TO
SECTION 865.09, FLORIDA
STATUTES

NOTICE IS HEREBY GIVEN that JENNIFER DOWDY will engage in business under the fictitious name UNIQUE BIJOUTERIE, with a physical address 7824 Hidden Creek Loop, Unit #104 Lakewood Ranch, FL 34202, with a mailing address 7824 Hidden Creek Loop, Unit #104 Lakewood Ranch, FL 34202, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

April 17, 2026

26-00616M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: MAY 18 2026: CAR GUYS LLC DBA: THE SHOP 620 17TH AVE W BRADENTON FL 34205 PHONE:(941)444-2448 MV109024, 2010 MERZ WDDNG7BB1AA345421 \$3,465.53

April 17, 2026

26-00590M

FIRST INSERTION

NORTHLAKE STEWARDSHIP DISTRICT
NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Northlake Stewardship District ("District") will hold a regular meeting on April 27, 2026 at 5:00 p.m., or as soon thereafter as the matter may be heard, at 6102 162nd Ave E., Parrish, Florida 34219, for the purpose of considering any business which may properly come before it.

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

April 17, 2026

26-00603M

FIRST INSERTION

BROOKSTONE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING

The Board of Supervisors ("Board") of the Brookstone Community Development District ("District") will hold a regular meeting on May 1, 2026 at 11:00 a.m., or as soon thereafter as the matter may be heard, at the Country Inn & Suites, Bradenton/Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203.

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

April 17, 2026

26-00591M

--- ESTATE ---

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-000719
IN RE: ESTATE OF
LOIS K. COOPER Deceased.

The administration of the Estate of LOIS K. COOPER, deceased, whose date of death was September 29, 2025, is pending in the Circuit Court for Manatee County Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, Florida 34205, under File No.: 2026-CP-000719. The name and address of the personal representative and the personal representative's attorney are set forth below. The first publication of this Notice is on April 17, 2026.

All creditors of the decedent and other persons having claims or demands against the decedent's estate, on whom a copy of this Notice is required to be served must file their claims with this Court, WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION 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 AFTER THE DATE OF THE FIRST PUBLICATION 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 curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse, is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statute.

Dated: April 8, 2026

Faith Lipton,
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 17, 24, 2026 26-00582M

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-000777
IN RE: THE ESTATE OF
LINDA A. KAM, a/k/a
LINDA A. KAM, M.D.,

The administration of the estate of LINDA A. KAM, a/k/a LINDA A. KAM, M.D., deceased, File Number 2026-CP-000777, is pending in the Clerk of Court, Manatee County Courthouse, P.O. Box 25400, Bradenton, Florida 34206. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

against decedent's estate, including unmaturing, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is April 17, 2026.

Signed on 4/8/26.

s/Carol Kam Varga
Carol Kam Varga

s/Damian M. Ozark
Damian M. Ozark, Esquire
The Ozark Law Firm, P.A.
Florida Bar No. 0582387
1904 Manatee Avenue West, Ste. 300
Bradenton, Florida 34205
Telephone: (941) 750-9760
dmozark@ozarklawfirm.com
April 17, 24, 2026 26-00580M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026-CP-723
Division Probate
IN RE: ESTATE OF
CHARLENE CHERYL DAVIS
Deceased.

The administration of the estate of Charlene Cheryl Davis, deceased, whose date of death was December 29, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 17, 2026.

Personal Representative

William M. Ireland, Jr.

c/o BOYER & BOYER PA

46 N Washington Blvd, Ste 21

Sarasota, FL 34236

Attorney for Personal Representative

Andrew R. Boyer, Esq.

Florida Bar Number: 35409

BOYER & BOYER PA

46 N Washington Blvd, Ste 21

Sarasota, FL 34236

Telephone: (941) 365-2304

Fax: (941) 364-9896

Email: aboyer@boyerboyer.com

Secondary Email:

service@boyerboyer.com

April 17, 24, 2026 26-00581M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 688
IN RE: ESTATE OF
KEVIN H. MILLER
Deceased

The administration of the estate of KEVIN H. MILLER, deceased, whose date of death was December 9, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

NOTWITHSTANDING THE TIME 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 17, 2026.

Personal Representative:

DENISE MILLER

10119 Marbella Drive

Bradenton, Florida 34211

Attorney for Personal Representative:

JOHN FERRARI, JR. Attorney

Florida Bar Number: 111132

John Ferrari, PA

7100 S. Beneva Road

Sarasota, Florida 34238

Telephone: (941) 960-1676

Fax: (941) 296-8656

E-Mail: johnf@elderlegalfirm.com

Secondary E-Mail:

pollyb@elderlegalfirm.com

April 17, 24, 2026 26-00585M

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-528
IN RE: ESTATE OF
SANDRA L. MAKULINSKI,
also known as
SANDRA LYNN MAKULINSKI,
Deceased.

The administration of the estate of SANDRA L. MAKULINSKI, also known as SANDRA LYNN MAKULINSKI, deceased, whose date of death was May 25, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Bradenton, Florida 34206.

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

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

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

NOTICE.

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

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

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

The date of first publication of this notice is: April 17, 2026.

Cheryl A. Taylor

Personal Representative

307 Peace Manor

Palmetto, FL 34221

Andrew L. Clark

Attorney for Personal Representative

Florida Bar No. 1033240

BARNES WALKER, GOETHE,

PERRON, SHEA, JOHNSON &

ROBINSON, PLLC

3119 Manatee Avenue West

Bradenton, FL 34205

Telephone: (941) 741-8224

Email: aclark@barneswalker.com

Secondary Email:

mcarmichael@barneswalker.com

April 17, 24, 2026 26-00588M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026-CP-0807
Division Probate
IN RE: ESTATE OF
PATRICIA M. GRAHAM
Deceased.

The administration of the estate of Patricia M. Graham, deceased, whose date of death was March 7, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

NOTWITHSTANDING THE TIME 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 17, 2026.

Personal Representative:

Thomas F. Graham III

501 East 87th Street, Apt. 1A

New York, New York 10128

Attorney for Personal Representative:

Logan Elliott

Attorney

Florida Bar Number: 86459

Elliott Law, P.A.

5105 Manatee Avenue West

Suite 15A

Bradenton, FL 34209

Telephone: (941) 792-0173

Fax: (941) 240-2165

E-Mail: logan@elliottelderlaw.com

April 17, 24, 2026 26-00601M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 767
IN RE: ESTATE OF
ELISSA BOLEEN, Deceased.

The administration of the estate of ELISSA BOLEEN, deceased, whose date of death was FEBRUARY 23, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is APRIL 17, 2026.

Co-Personal Representatives

Jeffrey D. Boleen

15 Rollins Trail

Hopatcong, NJ 07843

Susan Boleen

15 Rollins Trail

Hopatcong, NJ 07843

Attorney for Personal Representative

William Shaffer, Esq.

Bouziane Shaffer, LLC

Attorney for Petitioner

Florida Bar No. 65952

In a joint venture with

Hamilton Price, P.A.

2400 Manatee Ave. W.

Bradenton, FL 34205

Telephone: 941-748-0550

Email: Will@hamiltonpricelaw.com

Secondary Email:

Tara@hamiltonpricelaw.com

April 17, 24, 2026 26-00609M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 00197
Division: PROBATE
IN RE: ESTATE OF
STUART S. COHN,
Deceased.

The ancillary administration of the estate of STUART S. COHN, deceased, whose date of death was September 15th, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Clerk of the Court, Attn: Probate Division, 1115 Manatee Avenue West, Bradenton, Florida, 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE.

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

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

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

KRAIG H. KOACH

Ancillary Personal Representative

2639 Fruitville Rd., Suite 302

Sarasota, FL 34237

(941) 444-1234

KRAIG H. KOACH

KOACH LAW FIRM, PA

2639 Fruitville Rd., Suite 302

Sarasota, FL 34237

Florida Bar No. 0510830

Telephone: (941) 951-1234

Email Address: khk@koachlaw.com

--- ESTATE / PUBLIC SALES ---

FIRST INSERTION

NOTICE OF UNCLAIMED FUNDS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NO. 2023GA001098AX IN RE: GRD OF: ROSENBERGER, KATHERINE DECEASED

PLEASE TAKE NOTICE that on 04/14/2026, there was placed on deposit in this office, funds received from Depositor, Renee Peppy, Esq. in the amount of \$3437.73.

Said funds, less Clerk's fees and advertising fees, if any, are assets due to the Beneficiary(s) who are unknown.

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

IN WITNESS WHEREOF I have set my hand and official seal at Bradenton, Florida on April 15, 2026.

Angelina "Angel" Colonnese,
Clerk of the Circuit Court
& Comptroller of the
Circuit Court & Comptroller
By: C. Lucas
Deputy Clerk

Apr. 17; May 15, 2026 26-00626M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NO. 2026 CP 0252 IN RE: ESTATE OF MARILYN MAE KING, Deceased.

The administration of the estate of MARILYN MAE KING, deceased, whose date of death was December 21, 2025 and whose Social Security Number ends in XXX-XX-4481, is pending in the Circuit Court for Manatee County, FL, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT 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 date of first publication of this notice is April 17, 2026.

Personal Representative:

Joseph G. Moore

101 W. 4th Avenue Drive
Broomfield, Colorado 80020

Attorney for Personal Representative:

Brenden S. Moriarty, Esq.

LONG, RAGSDALE & WATERS, P.C.

1111 N. Northshore Drive, Suite S-700

Knoxville, Tennessee 37919

(865) 584-4040

Florida Bar No. 0189863

bmoriarty@lrwlaw.com

pleadings@suncoastlegalgroup.com

April 17, 24, 2026 26-00613M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA Probate Division IN RE: ESTATE OF Barbara J. Duncan, Deceased.

The administration of the estate of Barbara J. Duncan, deceased, whose date of death was March 17, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is April 17, 2026.

Personal Representative:

Ruth Ann Nicolai-Palmer

306 West 8th Street

Freeport, TX 77541

Attorney for Personal Representative:

James E. Johnson II

Email Address:

jjohnson@dyeharrison.com

Email Address:

cgodfrey@dyeharrison.com

Florida Bar No. 0061621

Dye Harrison Knowles Hamrick

Kirkland

Pratt DePaola & Johnson, PLLC

410 43rd Street West, Suite N

Bradenton, FL 34209

Telephone: (941) 747-1871

April 17, 24, 2026 26-00625M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-000801 IN RE: ESTATE OF OMER S. L. TROLARD, Deceased

The administration of the estate of OMER S. L. TROLARD, 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 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 must file their claims with this court WITHIN 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is April 17, 2026.

Personal Representative:

THE NORTHERN TRUST COMPANY

1515 Ringling Blvd.

Sarasota, FL 34236

Attorney for Personal Representative:

LORENZO A. FERNANDEZ

Florida Bar No. 1039984

Williams Parker Harrison

Dietz & Getzen

50 Central Avenue, Eighth Floor

Sarasota, FL 34236

Telephone: 941-366-4800

Designation of Email

Addresses for service: Primary:

lfernandez@williamsparke.com

Secondary:

mbussiere@williamsparke.com

April 17, 24, 2026 26-00617M

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 Box & Pop located at 3407 51st Avenue Circle West in the City of Bradenton, Manatee, FL 34210 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of April, 2026

Doves United LLC

Lorraine Thompson

April 17, 2026

26-00628M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-000744-AX IN RE: ESTATE OF FRANCIE H.B. FEDER a/k/a FRANCIE HELEN-BIER FEDER, Deceased.

The administration of the Estate of JANICE L. TROYER, Deceased, whose date of death was April 25, 2024 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 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 17, 2026.

ELAN M. FEDER

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 17, 24, 2026 26-00618M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No.: 2026CP000425AX IN RE: ESTATE OF FIDEL MORALES JIMENEZ, Deceased.

The administration of the estate of FIDEL MORALES JIMENEZ, Deceased, whose date of death was October 27, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is GUADALUPE SOLIS LOPEZ 5 Manatee Ave., W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE.

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

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

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

The date of first publication of this notice is April 17, 2026.

GUADALUPE SOLIS LOPEZ,

Personal Representative

Attorney for Personal Representative:

Scott R. Bugay, Esquire

Florida Bar No. 5207

2501 Hollywood Blvd. Suite 206

Hollywood, Florida 33020

Telephone: (954)767-3399

Fax: (305) 945-2905

Primary Email:

scott@srblawyers.com

Secondary Email:

genesis@srblawyers.com

April 17, 24, 2026 26-00615M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-0830 In Re: ESTATE OF ETHEL C. GERVASI Deceased.

The administration of the estate of Ethel C. Gervasi, deceased, whose date of death was February 22, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is April 17, 2026.

Personal Representative:

G. Logan Elliott

5105 Manatee Avenue West,

Suite 15A

Bradenton, Florida 34209

Attorney for Personal Representative:

G. Logan Elliott

Attorney

Florida Bar Number: 86459

Elliott Law, P.A.

5105 Manatee Avenue West

Suite 15A

Bradenton, FL 34209

Telephone: (941) 792-0173

Fax: (941) 240-2165

E-Mail: logan@elliottelderlaw.com

April 17, 24, 2026 26-00614M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-000791 IN RE: ESTATE OF SARAH S. PAJOT, Deceased.

The administration of the estate of SARAH S. PAJOT, deceased, whose date of death was February 5, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of Petitioner and Petitioner's attorney are set forth below.

All creditors of 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 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.

Petitioner has no duty to discover

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

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

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

The date of first publication of this Notice is: April 17, 2026.

RICHARD W. RIPLEY

Petitioner

16126 Mount Holly Drive

Bradenton, FL 34211

Christopher H. Norman, Esq.

Attorney for Personal Representative

Florida Bar No. 821462

Hines Norman Hines, P.L.

315 S. Hyde Park Avenue

Tampa, FL 33606

Telephone: 813-251-8659

Email: cnorman@hnh-law.com

Secondary Email:

jnapoli@hnh-law.com

April 17, 24, 2026 26-00619M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA Probate Division IN RE: ESTATE OF Cherie Yvonne Stone, f/k/a Cherie McKeon, Deceased.

The administration of the estate of Cherie Yvonne Stone, formerly known as Cherie McKeon, deceased, whose date of death was November 1, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT, IN AND
FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION

CASE NO.: 2026CA000147
U.S. BANK NATIONAL
ASSOCIATION,

Plaintiff, vs.
STEPHANIE RIVERA TIRADO,
et al.,

Defendants.
TO: STEPHANIE RIVERA TIRADO
909 3RD AVE E APT 202, PALMET-
TO, FL 34221
UNKNOWN SPOUSE OF STEPHA-
NIE RIVERA TIRADO
909 3RD AVE E APT 202, PALMET-
TO, FL 34221

YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:

BEGIN 25.24 FEET NORTH
AND 705 FEET WEST OF
THE SOUTHEAST CORNER
OF THE NORTHWEST 1/4
OF SECTION 6, TOWNSHIP
35 SOUTH, RANGE 18 EAST,
MANATEE COUNTY, FLORI-
DA; THENCE WEST 80 FEET;
THENCE NORTH 140 FEET;
THENCE EAST 80 FEET;
THENCE SOUTH 140 FEET TO
THE POINT OF BEGINNING.

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it, on De Cubas
& Lewis, P.A., Attorney for Plaintiff,
whose address is PO BOX 5026, FORT
LAUDERDALE, FL 33310 on or
before a date at least thirty (30) days
after the first publication of this Notice

in the (Please publish in BUSINESS
OBSERVER) and file the original
with the Clerk of this Court either
before service on Plaintiffs 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, con-
tact 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 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 assis-
tance. Please contact the Manatee
County Jury Office, P.O. Box 25400,
Bradenton, Florida 34206, (941) 741-
4062, at least seven (7) days before
your scheduled court appearance, or
immediately upon receiving this noti-
fication if the time before the sched-
uled appearance is less than seven
(7) days; if you are hearing or voice
impaired, call 711.

WITNESS my hand and the seal of
this Court this 14th day of April, 2026.

ANGELINA M. COLONNESO
As Clerk of the Court
By (SEAL) Kris Gaffney
As Deputy Clerk

24-01985
April 17, 24, 2026 26-00621M

FIRST INSERTION

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

CASE NO. 25-CA-1572
PALM OF CORTEZ
CONDOMINIUM ASSOCIATION,
INC.,

Plaintiff, v.
BRYAN FENN, JR.; et al.
Defendants.

TO: BRYAN FENN, JR.

YOU ARE NOTIFIED that an action
has been filed against you for foreclo-
sure of Plaintiff's lien for such unpaid
amounts due to the above-named
Plaintiff for the following premises lo-
cated in Manatee County, Florida:

Building No.7, Unit No.9, The
Palms of Cortez, a Condominium
according to the Declaration of
Condominium recorded July 14,
2005, in OR Book 2038, Pages
5178-5309, as amended in OR
Book 2041, Page 6955, togeth-
er with all other exhibits and
amendments thereto, of the Pub-
lic Records of Manatee County,
Florida.

Property Address: 4802 51st
Street West, Apt. 709., Braden-
ton, FL 34210.

You are required to serve a copy of your
written defenses, if any, to this action on
the Plaintiff's attorney, Joseph A. Bare,
Esq., Varnum, LLP, 4501 Tamiami Trail
North, Suite 350, Naples, FL 34103,
within thirty (30) days after the first
date of 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; 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 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 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 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 on this 14th day of April,
2026.

Angelina Colonnese,
Clerk of the Court
By: (SEAL) Kris Gaffney
As Deputy Clerk
April 17, 24, 2026 26-00620M

FIRST INSERTION

NOTICE OF SALE PURSUANT TO
CHAPTER 45

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

CASE NO.: 41-2023-CA-004189

WILMINGTON TRUST,
NATIONAL ASSOCIATION,
AS SUCCESSOR TRUSTEE TO
CITIBANK, N.A., AS TRUSTEE
FOR STRUCTURED ASSET
MORTGAGE INVESTMENTS II
TRUST 2007-AR2, MORTGAGE
PASSTHROUGH CERTIFICATES,
SERIES 2007-AR2,

Plaintiff, vs.
MARTIN EHMANN, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant
to a Final Judgment of Foreclosure dat-
ed March 12, 2026, and entered in Case
No. 41-2023-CA-004189 of the Circuit
Court of the Twelfth Judicial Circuit
in and for Manatee County, Florida in
which WILMINGTON TRUST, NA-
TIONAL ASSOCIATION, AS SUCCESS-
OR TRUSTEE TO CITIBANK, N.A.,
AS TRUSTEE FOR STRUCTURED
ASSET MORTGAGE INVESTMENTS
II TRUST 2007-AR2, MORTGAGE
PASSTHROUGH CERTIFICATES,
SERIES 2007-AR2, is the Plaintiff and
Melanie D. McClelland fka Melanie D.
Ehman aka Melanie Ehman, Martin
Ehman, MJRA Systems, Inc., are defen-
dants, the Manatee County Clerk of the
Circuit Court will sell to the highest and
best bidder for cash in/on online at on-
line at www.manatee.realforeclose.com,
Manatee County, Florida at 11:00AM

on the May 13, 2026 the following de-
scribed property as set forth in said Fi-
nal Judgment of Foreclosure:

LOT 98, CATALINA, A SUBDI-
VISION, ACCORDING TO THE
PLAT THEREOF AS RECOR-
DED IN PLAT BOOK 19, PAGES
14 AND 15, OF THE PUBLIC
RECORDS OF MANATEE
COUNTY, FLORIDA.

A/K/A 7708 NW 9TH AVE-
NUE, BRADENTON, FL 34209

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 6 day of April, 2025.

ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Charline Calhoun
Florida Bar # 16141
IN/22-005150
April 17, 24, 2026 26-00595M

FIRST INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE

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

GENERAL JURISDICTION
DIVISION
Case No.

412025CA002870CAAXMA
BMO Bank N.A.

Plaintiff, vs.
Jerome Joseph Sauter; Robyn Lynn
Sauter

Defendants.
TO: Jerome Joseph Sauter and Robyn
Lynn Sauter

Last Known Address: 2005 149th Place
E, Parrish, FL 34219

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

LOT 5001, TWIN RIVERS,
PHASE V-A1, ACCORD-
ING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 63, PAGE(S) 41

THROUGH 52, INCLUSIVE,
OF THE PUBLIC RECORDS
OF MANATEE COUNTY,
FLORIDA.

has been filed against you and you
are required to serve a copy of your
written defenses, if any, to it on
Julie York, Esquire, Brock & Scott,
PLLC., the Plaintiff's attorney, whose
address is 4919 Memorial Hwy,
Suite 135, Tampa, FL 33634, within
thirty (30) days of the first date of
publication on or before and file the
original with the Clerk of this Court

either before service on the Plaintiff's
attorney or immediately thereafter;
otherwise a default will be entered
against you for the relief demanded
in the complaint or petition.

In and for Manatee County:

If you cannot afford an attorney,
contact Gulfoast Legal Services at
(941) 746-6151 or www.gulfoastle-
gal.org, or Legal Aid of Manasota
at (941) 747-1628 or www.legalaid-
ofmanasota.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 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 on 4/14/2026.

Angelina Colonnese
As Clerk of the Court
By (SEAL) Kris Gaffney
As Deputy Clerk

File # 25-F01625
April 17, 24, 2026 26-00622M



**Newsprint is inherently superior
to the internet for public notice
because reading a newspaper is a serendipitous process.**

We find things in newspapers we weren't expecting to see. On the internet,
we search for specific information and ignore everything else.

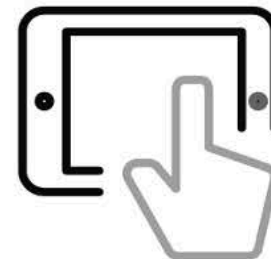


**Citizens continue
to learn about vital
civic matters from
newspaper notices.**

Documented examples of people taking action
and alerting their community after reading a
newspaper notice are reported on a regular basis.

**Significant
numbers of
people in
rural areas
still lack high-
speed internet
access.**

Those who are older
than 65 or who have
lower incomes or lack
high-school diplomas
are also cut off from
the internet in far
higher numbers than
the average.



**Moreover, the real
digital divide
for public
notice is
growing**

due to the massive migration
to smartphones and other
small-screen digital devices

-- ACTIONS / SALES --

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.: 41-2025-CA-000783 TH MSR HOLDINGS LLC, Plaintiff, vs. MEHMET MURAT AKAY, 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 TH MSR HOLDINGS LLC, is Plaintiff, and MEHMET MURAT AKAY, MOTE RANCH HOMEOWNERS' ASSOCIATION, INC., and AMERICAN EXPRESS NATIONAL BANK 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: LOT 91, MOTE RANCH, VILLAGES 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE(S) 54 THROUGH 62, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Also known as 5833 CARRIAGE DR, SARASOTA, FL 34243 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 are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 9th day of 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 17, 24, 2026 26-00602M

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

CASE NO.: 412025CA000214CAAXMA CITIZENS BANK, N.A., Plaintiff, vs. DAVID CHARLOT; BLANE T. CHARLOT A/K/A BLANE CHARLOT; SUNNOVA TE MANAGEMENT, LLC, Defendant(s).
NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated September 22, 2025, and entered in Case No. 412025CA000214CAAXMA of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein Citizens Bank, N.A., is Plaintiff and David Charlot; Blane T. Charlot a/k/a Blane Charlot; Sunnova TE Management, LLC, are Defendants,

the Office of the Clerk, Manatee County Clerk of the Court will sell via online auction at www.manatee.realforeclose.com at 11:00 a.m. on the 20th day of May, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 115, OF POLO RUN PHASE 1A AND 1B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE 76, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Property Address: 18104 Polo Trail, Bradenton, Florida 34211 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage. 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 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: 4/13/2026 McCabe, Weisberg & Conway, LLC By: Craig Stein, Esq. Florida Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 25-400018 April 17, 24, 2026 26-00611M

FIRST INSERTION

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

CASE NO.: 2024-CA-000955 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN IT'S INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR CHNGE MORTGAGE TRUST 2023-2, Plaintiff, vs. FREDERICK PAUL GRIPPO; et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order dated April 13, 2026 entered in Civil Case No. 2024-CA-000955 of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN IT'S INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR CHNGE MORTGAGE TRUST 2023-2, is Plaintiff and FREDERICK PAUL GRIPPO; DAWN M. GRIPPO; LANDIS POOL SERVICE, INC; SAVANNA AT LAKEWOOD RANCH HOMEOWNERS ASSOCIATION, INC are Defendant(s).

I ANGELINA "ANGEL" COLONNOSO, will sell to the highest bidder for cash, online at www.manatee.realforeclose.com at 11:00 o'clock a.m. on the 20th day of May, 2026 the following described property as set forth in said Final Judgment, to wit: LOT 382, OF SAVANNA AT LAKEWOOD RANCH, PHASE IV, SUBPHASES 4A & 4B, ACCORDING TO THE PLAT THEREOF AS RECORDED

IN PLAT BOOK 72, PAGE(S) 26-35, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Property Address: 13840 Green Hammock Pl, Bradenton, FL 34211.

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

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

DATED THIS 13th day of April 2026. LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A. Attorneys for Plaintiff 1900 NW Corporate Blvd., Suite 200W Boca Raton, FL 33431 Telephone: (561) 826-1740 Facsimile: (561) 826-1741 Email: service@mls-pa.com BY: /s/Matthew B. Leider MATTHEW B. LEIDER, ESQ. FLORIDA BAR NO. 84424 April 17, 24, 2026 26-00606M

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

CASE NO.: 2025CA002121 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. CHRISTINA TATRO; MELWOOD OAKS HOMEOWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on April 1, 2026 in Civil Case No. 2025CA002121, of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and CHRISTINA TATRO; MELWOOD OAKS HOMEOWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

FIRST INSERTION

The Clerk of the Court, Angelina "Angel" Colonnese will sell to the highest bidder for cash at www.manatee.realforeclose.com on May 13, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 10, MELWOOD OAKS, PHASE IIB, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 3 AND 4, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

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

Dated this 2nd day of April, 2026. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1184-2706B April 17, 24, 2026 26-00589M

FIRST INSERTION

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

CASE NO.: 412025CA00174CAAXMA U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE LB-FLAT SERIES VI TRUST, Plaintiff, v. UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST JAMES M. WALL, DECEASED; et al, Defendant(s).

To the following Defendant(s): JUSTIN DEREK WALL (Last Known Address: 501 General Harris Street, Longboat Key, FL 34228) SHAWN MICHAEL WALL (Last Known Address: 501 General Harris Street, Longboat Key, FL 34228) UNKNOWN TENANT #1 (Last Known Address: 501 General Harris Street, Longboat Key, FL 34228) UNKNOWN TENANT #2 (Last Known Address: 501 General Harris Street, Longboat Key, FL 34228)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property: LOT 1, SLEEPY LAGOON PARK NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED BOOK 302, PAGE 150, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PROPERTY ADDRESS: 501 GENERAL HARRIS STREET, LONGBOAT KEY, FL 34228 has been filed against you and you are

required to serve a copy of your written defenses, if any, to it, on Ghidotti I Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161, a date which is within thirty (30) days after the 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.

This notice is provided pursuant to Administrative Order No. 2010-08 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 this Court this 5th day of Feb, 2026.

ANGELINA COLONNOSO As Clerk of the Court By (SEAL) Kris Gaffney As Deputy Clerk April 17, 24, 2026 26-00583M

FIRST INSERTION

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

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

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Mortgage Foreclosure dated March 13, 2026 and an Order Canceling and Rescheduling Foreclosure Sale dated April 8, 2026, entered in Civil Case No.: 412025CA002459CAAXMA of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein WILMINGTON TRUST, NA, SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE F/B/O REGISTERED HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS ARM TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4, Plaintiff, and CATHY BENJAMIN, is Defendant.

ANGELINA COLONNOSO, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.manatee.realforeclose.com, at 11:00 AM, on the 3rd day of June, 2026, the following described real property as set forth in said Judgment, to wit:

LOT 10, BLOCK B, FRANK E. KIMBALL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN

PLAT BOOK 8, PAGE 30 AND AS AMENDED IN PLAT BOOK 8, PAGE 102, OF THE PUBLIC 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 before the clerk reports the surplus as unclaimed. If you fail to file a timely 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.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: April 8, 2026 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701 West Hillsboro Boulevard Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 24-51412 April 17, 24, 2026 26-00586M

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

CASE NO.: 2017CA002745 THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS INDENTURE TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-1, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-1, Plaintiff, vs. MICHAEL P. MELENICK A/K/A MICHAEL MELENICK, BANK OF AMERICA, NATIONAL ASSOCIATION AND CAROLINA LANDINGS AT UNIVERSITY PLACE UNIT 7560, LLC Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated April 6, 2026, and entered in Case No. 2017CA002745 of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Indenture Trustee for NovaStar Mortgage Funding Trust, Series 2006-1, Novastar Home Equity Loan Asset-Backed Certificates, Series 2006-1, is Plaintiff and Michael P. Melenick a/k/a Michael Melenick, Bank of America, National Association and Carolina Landings at University Place Unit 7560, LLC, are Defendants, the Office of the Clerk, Manatee County Clerk of the Court will sell via online auction at www.manatee.realforeclose.com at 11:00 a.m. on the 13th day of May, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT 7560, CAROLINA LANDINGS AT UNIVERSITY PLACE CONDOMINIUM A, A CON-

FIRST INSERTION

DOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 1859, PAGE 5594 AND ACCORDING TO MASTER DECLARATION OF CONDOMINIUM, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 1875, PAGE 3302, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property Address: 7560 Plantation Circle, Bradenton, Florida 34201 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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 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: 4/10/2026 McCabe, Weisberg & Conway, LLC By: Craig Stein, Esq. Ff Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 17-402177 April 17, 24, 2026 26-00594M

FIRST INSERTION

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

CASE NO.: 2025-CA-001110 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FF2, Plaintiff, v. ERICA G. FERNANDEZ, et al., Defendants.

TO: Erica G. Fernandez 7018 Montauk Point Crossing Bradenton, FL 34212 Erica G. Fernandez 4453 Rayfield Dr. Sarasota, FL 34243 Lucas M. Fernandez 7018 Montauk Point Crossing Bradenton, FL 34212 Unknown Spouse of Erica G. Fernandez 7018 Montauk Point Crossing Bradenton, FL 34212 Unknown Spouse of Erica G. Fernandez 4453 Rayfield Dr. Sarasota, FL 34243 Unknown Spouse of Lucas M. Fernandez 7018 Montauk Point Crossing Bradenton, FL 34212

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Manatee County, Florida: Lot 3158, LIGHTHOUSE COVE AT HERITAGE HARBOUR, UNIT 2, according to the plat thereof, recorded in Plat Book 43, Page 113, 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, 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Manatee County, Florida, this 13th day of April, 2026.

Angelina "Angel" Colonnoso as Clerk of the Circuit Court of Manatee County, Florida By: (SEAL) Kris Gaffney DEPUTY CLERK April 17, 24, 2026 26-00610M

SUBSEQUENT INSERTIONS

TAX DEEDS / ACTIONS / SALES

SECOND 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.

PUBLIC STORAGE # 22125, 2100 US Highway 301 N, Palmetto, FL 34221, (941) 212-4690 Time: 09:45 AM

Sale to be held at www.storagetreasures.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, Anglieque; 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.storagetreasures.com.

0129 - Turrentine, Judith; 0203 - Turner, Aaron Charles; 0310 - Hernandez, Gerson; 0401 - Harris, Jody; 0411 - Caldwell, Dnyah; 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.storagetreasures.com.

A07CC - Kovalski, 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, Quanshia; 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.storagetreasures.com.

THIRD INSERTION

NOTICE OF ACTION

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

CASE NO.: 2025 DR 2955

YTANIA ROMERO BENITEZ, Petitioner, and CARLOS MARCIAL TORRES FUENTES,

Respondent. TO: CARLOS MARCIAL TORRES FUENTES

YOU ARE HEREBY NOTIFIED that a Petition for Dissolution of Marriage has been filed against you, and that you are required to serve a copy of your Response or Pleading to the Complaint upon the Petitioner's attorney, Monica Villaverde, 1990 Main Street, Suite 725., Sarasota, Florida, 34236, and file the original Response or Pleading in the office of the Clerk of the Circuit Court, on or before the 11 day of MAY, 2026.

If you fail to do so, a Default Judgment will be taken against you for the relief demanded in the Petition. "In and for Manatee County: If you cannot afford an attorney, contact Gulfoeast Legal Services at (941) 746-6151 or www.gulfoeastlegal.org,

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

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

Dated at Manatee County Courthouse, Bradenton, Florida, this 30 day of MARCH, 2026.

Angelina Colonnese Manatee County Clerk of The Circuit Court

CLERK OF THE CIRCUIT COURT BY: T. Leblanc DEPUTY CLERK Apr. 3, 10, 17, 24, 2026 26-00520M

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO.

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 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: MRSservice@mccalla.com Fla. Bar No.: 146803 25-12882FL April 10, 17, 2026 26-00579M

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.storagetreasures.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.storagetreasures.com.

0116 - Boyer, Natalie; 0135 - Nada, Matthew; 0198 - Mollada, Gabriela; 0243 - Tailon, Jeff; 0255 - Haifley, Shannon; 0267 - Comeau, Donald; 0310 - TOTAL PACKAGE MOVING AND STORAGE LLC Nada, Matthew H; 0337 - Wright, Daphne; 1042 - Taillon, Jeff; 1043 - Underwood, Amanda; 1056 - McGee, Nicholas; 1067 - Adams, Alicia; 1076 - Collins, Laquiesha; 1112 - Stephens, Tom; 2064 - Carden, Timothy; 2078 - Wright , Jokierra ; 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.storagetreasures.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 26-00544M

SECOND 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 PI#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

SECOND 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 PI#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

SECOND 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 PI#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

FOURTH INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

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

Case 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 CIR E, 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@kellyrodensaslaw.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

demand 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 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 PI#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

SECOND 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 PI#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

SECOND INSERTION

NOTICE OF UNCLAIMED FUNDS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION

CASE NO. 2022CP000682AX

IN RE: THE ESTATE OF: MENDOZA, JOSE BALDOMERO

VILLEGAS

DECEASED

PLEASE TAKE NOTICE that on 9/12/2025, there was placed on deposit in this office, funds received from VIRGINIA MENDOZA in the amount of \$1,331.59

Said funds, less Clerk's fees and advertising fees, if any, are assets due to the beneficiary(s) MARTHA VILLE-

GAS RODRIGUEZ who IS unable to be located.

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

IN WITNESS WHEREOF I have set my hand and official seal at Bradenton, Florida on March 16, 2026.

Angelina "Angel" Colonnese, Clerk of the Circuit Court & Comptroller of the Circuit Court & Comptroller

By: C. Lucas Deputy Clerk Mar. 20; Apr. 17, 2026 26-00429M

SECOND 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) PI#26207.0000/1 Parcel ID Number 2620700001 Property Address: 2ND AVE W PALMETTO, FL 34221 Names in which assessed: BRANDIA S PRESHIA 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

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S.

Certificate Number: 2023-732

Tax Deed #:2026TD000009

NOTICE IS HEREBY GIVEN that ATFC 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 I AT LAKEWOOD NATIONAL PH 1 PI#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 26-00540M

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

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

SECOND 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:
efiling@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

SECOND 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

SECOND INSERTION

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

GENERAL JURISDICTION
DIVISION
CASE NO.

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" 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 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

SECOND 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.

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

SECOND 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 Southeast 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

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

SECOND 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.

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

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

SECOND 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

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

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

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-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

SECOND 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 fulfill all of those standards.



--- ACTIONS / SALES ---

SECOND 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 the Plaintiff's attorney, 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 thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition:
In and for Manatee County:

If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
DATED 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

SECOND INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION
Case#: 2026CA000350AX
DIVISION: B
JPMorgan Chase Bank, National Association
Plaintiff, -vs.-
Unknown Heirs, Devisees, 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, Devisees, 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):
Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, 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 unknown Defendants as may be infants, incompetents or otherwise not sui juris.
YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Manatee County, Florida, more particularly described as follows:
LOT 96, GREENBROOK VILLAGE, SUBPHASE BB UNIT 1 A/K/A GREENBROOK DALE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED 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 Raton, 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 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 Gulfcoast Legal Services at (941) 746-

6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
WITNESS my hand and 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

6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
WITNESS my hand and 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

SECOND 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 dated 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 Andrews, Willow Walk Community Association, Inc., are defendants, the Manatee 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 Judgment 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 PUBLIC 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 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 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

SECOND 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 DESCRIBED:
YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Petitioner, Manatee County Sheriff's Office, on the following property in Manatee County, Florida SEVEN THOUSAND TWO HUNDRED FIFTY-FIVE DOLLARS IN U.S. CURRENCY, and you are required to serve a copy of your written defenses to it, if any, on the Attorney for Petitioner, Brian A. Iten, General Counsel, Manatee County Sheriff's Office, at the address of 600 Hwy. 301 Blvd. W., Ste. 202, Bradenton, FL 34205 within 20 days after last publication of this Notice and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
In and for Manatee County:
If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011 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.
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

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, deceased, 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 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 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

SECOND INSERTION

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 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

NOTICE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2026CC000108AX
CPI/LC PLANTATION OWNER 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 contained 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2023CA006592
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEE(S); UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; BRYON MCKNIGHT, JR.; DEZUAN 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, DEVISEES, GRANTEE(S), OR OTHER CLAIMANTS
Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 24, 2026 in Civil Case No. 2023CA006592, of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEE(S); UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; BRYON MCKNIGHT, JR.; DEZUAN 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, DEVISEES, GRANTEE(S), OR OTHER CLAIMANTS are Defendants.
The Clerk of the Court, Angelina "Angel" Colonnese will sell to the highest bidder for cash at www.manatee.realforeclose.com on May 6, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
LOT 33, BLOCK 75, OF COUNTRY CLUB ADDITION TO WHITFIELD ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGES 82, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
DATED this 2nd day of April, 2026.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1091-2661B
April 10, 17, 2026 26-00570M

SECOND 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 JULIUS CECIL MILLS, deceased, whose date of death was November 13, 2025, is pending in the Circuit Court for Manatee 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 representative'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 demands against the decedent's estate, on whom a copy of this Notice is required to be served must file their claims with this Court, WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION 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 AFTER THE DATE OF THE FIRST PUBLICATION 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 curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse, is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies or may apply, unless a written demand is made by 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

SECOND 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 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 contained 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, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
WITNESS Angelina "Angel" Colonnese, Esq., as Clerk of the County Court, and the seal of said Court, at the Courthouse 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

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
FLORIDA'S NEWSPAPER FOR THE LEGAL INDUSTRY
APRIL 2026