

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ACTION ---

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 Best Coast Internal Medicine located at 201 5th Ave. Dr. East 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 21st day of April, 2026
 Sean Nonnemaker, DO
 April 24, 2026 26-00630M

FIRST INSERTION
ADVERTISEMENT OF SALE
 Property described below will be sold per the Florida Self Storage Facility Act. Sale on Monday the 18th day of May, 2026 at 10:00 AM with bidding to take place on lockerfox.com. Payment and pickup at facility. Otter Self Storage - Whitfield Sarasota, 2024 Whitfield Park Dr, Sarasota, FL, 34243 Chadwick Warner. Rhett Adams. Araceli Caravallo. Steve Mudd. Monroe Schreiber. Daniel Blue Sale is subject to cancellation in the event of settlement between owner and obligated party.
 April 24; May 1, 2026 26-00641M

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
 NOTICE IS HEREBY GIVEN that Yusef Barnes / CAMDEN ASSOCIATES, L.L.C. will engage in business under the fictitious name MANASOTA ACCIDENT AND INJURY CENTER, with a physical address 6703 14th Street west, Suite 101 Bradenton, FL 34207, with a mailing address 6703 14th Street west, Suite 101 Bradenton, FL 34207, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
 April 24, 2026 26-00662M

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 Professional Services by V located at 3805 Vine Trail in the City of Ellenton, Manatee, FL 34222 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 22nd day of April, 2026
 Victoria Nahrwold
 April 24, 2026 26-00667M

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

| FACILITY | MAY | |
|--|------|-----------|
| NAME | UNIT | BALANCE |
| 3602 14th Street West Bradenton, FL 34205 | | |
| Gabriel Alvarez | 2115 | 207.80 |
| Leslie SPALDING | 4115 | 307.8 |
| SARAH FIORELLI | 4187 | 207.8 |
| JASMINE BARRETT | 2065 | 269.9 |
| Kemishia Pompey | 3103 | 259.9 |
| April 24; May 1, 2026 | | 26-00647M |

FIRST INSERTION
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
 Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.StorageTreasures.com on 05/14/26 at 2:30 pm Contents include personal property along with the described belongings to those individuals listed below.

| Unit | Contents |
|---------------------------------|---|
| Unit B1023 Garcia, Andres | Boxes, clothing, tools |
| Unit B2016 Desanzo, Alexs | Baby items, bags, decor |
| Unit B2095 Stoudemire, Marshena | Bedding, furniture |
| Unit B2110 Montgomery, Kashema | Appliances, boxes, furniture |
| Unit B2111 Montgomery, Kashema | Bedding, clothing, furniture, electronics |
| Unit C5064 Jones, Destiny | Furniture, boxes, bags, totes |
| Unit B3051 Pena, Giosvany | Furniture, boxes |
| Unit B1031 Ross, Jessica | Household items |
| Unit B3057 parisi, Rich | Furniture, boxes, totes |
| Unit D7019 Rawlings, Brittney | Furniture, bike |

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions. (941)263-7814
 April 24; May 1, 2026 26-00631M

FIRST INSERTION
NORTHLAKE STEWARDSHIP DISTRICT NOTICE MEETING
 Notice is hereby given that the Board of Supervisors ("Board") of the Northlake Stewardship District ("District") will hold a regular meeting on May 5, 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 24, 2026 26-00651M

FIRST INSERTION
Notice of Auditor Selection Committee Meeting and Regular Board of Supervisors Meeting Lakewood Ranch Stewardship District

The Board of Supervisors of the Lakewood Ranch Stewardship District will hold its Regular Board Meeting and Auditor Selection Committee Meeting on Friday, May 1, 2026, at 9:00 a.m. at Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, FL 34202. The Auditor Committee will review, discuss, and establish the minimum qualifications and evaluation criteria that the District will use to solicit audit services. The regular Board meeting will take place prior to the Auditor Selection Committee meeting where the Board may consider any other business that may properly come before it.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for independent special districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Supervisors or staff may participate by speaker telephone.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, PFM Group Consulting LLC., located at 3501 Quadrangle Boulevard, Suite 270, Orlando 32817, (407) 723-5900, during normal business hours.

Any person requiring special accommodations at the meeting because of disability or physical impairment should contact the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

Jane Gaarlandt
 District Manager
 April 24, 2026 26-00629M

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of American Pressure Equipment located at 1860 Whitfield Avenue, Unit 101, in the County of Manatee in the City of Bradenton, Florida 34243 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Manatee County, Florida, this 16th day of April, 2026.
 Manatee Pressure Washer Supply and Repair, LLC
 April 24, 2026 26-00640M

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 We Outside Co. located at 319 63rd Dr. E 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 25th day of March, 2026
 Sandra Jones
 Good Times Family Enterprise LLC
 April 24, 2026 26-00649M

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 Bradenton Notary Services located at 6901 Poinsett Avenue in the City of Longboat Key, Manatee, FL 34228 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 16th day of April, 2026
 Christopher Carman
 Christopher William Carman
 April 24, 2026 26-00639M

FIRST INSERTION
NOTICE OF PUBLIC SALE
 Notice of Public Auction for monies due on storage units. The auction will be held on MAY 18, 2026 at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

| FACILITY | MAY | |
|---------------------------------|---------|-----------|
| NAME | UNIT | BALANCE |
| 7735 US 41 Palmetto FL 34221 | | |
| Bobby Thomas | 3379 | 179.9 |
| Darryl Sposato | 3159 | 353.8 |
| brian waiters | 1224-26 | 377.8 |
| JENNIFER ESPINOZA | 1012 | 277.8 |
| SARANA CHAVEZ CANO | 206 | 359.9 |
| April 24; May 1, 2026 | | 26-00648M |

FIRST INSERTION
Notice of Public Board Workshop Heritage Harbour South Community Development District
 The Heritage Harbour South Community Development District will hold a Budget Workshop on Monday, May 18, 2026, at 10:00 a.m., at the Stoneybrook Recreation Center, located at 200 Golden Harbour Trail, Bradenton, Florida 34212.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 382-7355, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1(800) 955-8770, who can aid you in contacting the District Office.

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

Alize Aninipot
 District Manager
 April 24, 2026 26-00664M

FIRST INSERTION
FOUND AND ABANDONED PROPERTY POST DATE: April 24, 2026

The Manatee County Sheriff's Office is holding the below listed found or abandoned property. The Sheriff's Office will retain custody of the listed property for 90 days from the date the property was submitted to the Property and Evidence section of the Sheriff's Office. Items that are not claimed by the rightful owner after 90 days may be donated to a charitable organization, traded to another local government or state agency, sold at auction or retained for use by the Sheriff's Office.

If you wish to claim any of the below listed property, please contact the Property and Evidence Section of the Manatee County Sheriff's Office at (941) 747-3011 ext. 1130 to make an appointment.

Note: You will be required to clearly identify your property and present valid state-issued identification.

| TYPE | CASE | WHEN WAS AD SENT TO PAPER |
|---|-------------|---------------------------|
| AIRPODS, WATCHES, GLASSES, CAMERA, RING | 2026-007844 | 4/21/2026 |
| SPEAKER | 2025-018857 | 4/21/2026 |
| MONEY & ENVELOPE | 2026-002657 | 4/21/2026 |
| WALLET, PAPERS, BRUSHES, MONEY | 2026-002879 | 4/21/2026 |
| EBIKE | 2025-024440 | 4/21/2026 |
| HEART NECKLACE | 2025-024622 | 4/21/2026 |

April 24; May 1, 2026 26-00663M

FIRST INSERTION
NOTICE OF PUBLIC HEARING PURSUANT TO SECTION 336.10, FLORIDA STATUTES
 NOTICE IS HEREBY GIVEN pursuant to Section 336.10, Florida Statutes, and Section 312 of the Manatee County Land Development Code that an application for vacation to close and abandon a street, alleyway, road, highway, or other place used for travel has been made by Terry and Nancy Noll to the Board of County Commissioners of Manatee County, Florida (Board). Said vacation application is assigned application number VAC2504-0001 and seeks to vacate two portions of right-of-way as recorded in Woodland Oaks Subdivision Plat, in Plat Book 20, Page 84, of the Public Records of Manatee County, Florida, and located in Section 19, Township 34 South, Range 17 East.

On the 2nd of June, 2026, at 9:00 a.m., or as soon thereafter in the Honorable Patricia M. Glass Chambers, on the first floor of the Manatee County Administrative Center, located at 1112 Manatee Avenue West, Bradenton, Florida 34205, the Board will consider, act upon, adopt or reject said application and the following corresponding resolution:

RESOLUTION R-26-042

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING CERTAIN STREETS, ROADS, OR OTHER APPROPRIATE PROPERTY, SPECIFICALLY TWO PORTIONS OF RIGHT-OF-WAY LOCATED IN WOODLAND OAKS SUBDIVISION PLAT, PURSUANT TO SECTIONS 336.09, 336.10 AND 336.12, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.

The subject property of this vacation application is located south of the property at 7104 9th Avenue Northwest in Bradenton and is 9,998 square feet (0.26 acres) more or less in size. The future land use map designation and zoning district of the property subject to the application is RSF-6 and RES-4.5, respectively. The application, staff report, related materials and proposed Resolution related to this vacation application may be inspected by the public during normal business hours at the County Administration Building, requested via email at planning.agenda@mymanatee.org, or on the County's website at www.mymanatee.org.

Persons may appear and be heard, written comments filed with the Director of the Property Management Department will be entered into the record and the hearing may be continued from time to time as necessary. For more information, call 941-748-4501 Extension 3993.

The Board does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation in, employment with, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any documents pertaining to this matter, should contact Carmine DeMilio at (941) 748-4501 Ext. 6016 or carmine.demilio@mymanatee.org.

According to Section 286.0105, Florida Statutes, any person desiring to appeal any decision made by the Board with respect to any matter to be considered at a public hearing or meeting will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.
 April 24, 2026 26-00668M

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2026CA000237
ROYAL PACIFIC FUNDING CORPORATION, Plaintiff, VS. LILO A/K/A LILO'S CLEANING, LLC; et al., Defendant(s).
 TO: Lilo A/K/A Lilo's Cleaning, LLC Last Known Residence: 4135 Rocky Fork Terr Ellenton, FL 34222
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in MANATEE County, Florida:
 LOT 79 OF COVERED BRIDGE ESTATES PHASE 6C, 6D & 6E, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE(S) 117-123, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 30 DAYS FROM FIRST PUBLICATION, and file the original with the clerk of this court either before service on Plaintiff's 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 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 ON 4/22, 2026.
 ANGELINA COLONNESO
 As Clerk of the Court
 By: (SEAL) K. Gaffney
 As Deputy Clerk
 1100-005B
 Ref# 17027
 April 24; May 1, 2026 26-00670M

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


--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 2026 CP 784
IN RE: THE ESTATE OF:
CASE NO: 2026 CP T
DOUGLAS EDWARD THURMOND, Deceased.
The administration of the estate of DOUGLAS EDWARD THURMOND,

deceased, whose date of death was February 19, 2026, and whose Social Security Number is xxx-xx-2650, is pending in the Circuit Court in and for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
All creditors of the decedent and

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of the first publication of this Notice is 4/24/26.
Personal Representative:
s/ Alma Denise Thurmond
ALMA DENISE THURMOND
c/o Richard Barton Ray,

Registered Agent
6108 26th Street West, Suite 2
Bradenton, Florida 34207
Attorney for Personal Representative
/s/ Richard Barton Ray
RICHARD BARTON RAY, Esquire
6108 26th Street West, Suite 2
Bradenton, Florida 34207
(941) 755-3731
Florida Bar No: 0717381
April 24; May 1, 2026 26-00644M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
CASE NO. 2026-CP-687
IN THE ESTATE OF
CHRISTOPHER PAUL SCHUCHARDT
Deceased.

The administration of the estate of CHRISTOPHER PAUL SCHUCHARDT, deceased, whose date of death was August 18, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, Case No. 2026-CP-687, the address of which is 1115 Manatee Avenue West, 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 FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES 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 first publication date of this Notice is April 24, 2026.

Personal Representative:
DONA LAURIE SCHUCHARDT
111 Burns Road
Terra Ceia, Florida 34250
Attorney for Personal Representative:
ERNIE C. LISCH, ESQ.
3007 Manatee Avenue West
Bradenton, Florida 34205
(941) 748-8464
E-Service: elisch3083@aol.com
FBN: 323284
April 24; May 1, 2026 26-00637M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000397AX
IN RE: ESTATE OF
JEFFREY M. MAZER
Deceased.

The administration of the estate of Jeffrey M. Mazer, deceased, whose date of death was January 20, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee 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. 732.221, 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 24, 2026.

Personal Representative:
Annette DiNallo
6669 Willow Lake Drive
North Royalton, Ohio 44133
Attorney for Personal Representative:
/s/ Desiree Sanchez
Desiree Sanchez
Florida Bar Number: 10082
SANCHEZ LAW GROUP PA
605 E. Robinson Street, Suite 650
Orlando, FL 32801
Telephone: (407) 500-4444
Fax: (407) 236-0444
E-Mail: desiree@sanchezlaw.com
Secondary E-Mail:
info@sanchezlaw.com
Attorney for Personal Representative
April 24; May 1, 2026 26-00653M

FIRST INSERTION

AMENDED 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 FRANCIE H.B. FEDER a/k/a FRANCIE HELEN-BIER FEDER, Deceased, whose date of death was March 3, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.221.

The date of first publication of this notice is: April 24, 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:
mscott@najmythompson.com
April 24; May 1, 2026 26-00652M

FIRST INSERTION

NOTICE TO CREDITORS
THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
REF NO. 2026 CP 818
In re: Estate of
MARK STEVEN WILLIAMS,
Deceased.

The name of the decedent, the designation of the court in which the administration of this estate is pending, and the file number are indicated above. The address of the court is Manatee County Judicial Center, 1051 Manatee Avenue West, Bradenton, Florida 34205. The name and address of the personal representative and the personal representative's attorney are indicated below.

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

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

liquidated claims, must file their claims with the court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The date of death of the decedent is October 22, 2025.

The date of first publication of this notice is April 24, 2026.

Personal Representative:
MICHAEL C. ETZEL
1306 Evergreen Street
West Bend, Wisconsin 53095
Attorney for Personal Representative:
TERRY J. DEEB
DEEB ELDER LAW, P.A.
6699 - 13th Avenue North,
Suite 4B
St. Petersburg, FL 33710
Ph: #727/381-9800; Fx: #727/381-1155
E-Mail: serviceck@deebelderlaw.com
E-Mail: servicecdck@deebelderlaw.com
E-Mail: servicecjcj@deebelderlaw.com
Florida Bar Number: #997791
April 24; May 1, 2026 26-00642M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 2025 CP 1067
IN RE: ESTATE OF
HELEN MILLCENT
MACCANNELL,
Deceased.

The administration of The Estate of Helen Millicent MacCannell, deceased whose date of death was 11/26/24, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

TION OF THIS NOTICE.

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS April 24th, 2026

Personal Representative
Jane A. Idol
113 50th Ave Terr W
Bradenton, FL 34207
Attorney for Personal Representative
WILLIAM H. MEEKS, JR.
Florida Bar No: 0278191
1429 60TH Avenue West,
Suite 300
Bradenton, Florida 34207
941-755-2674
Attorney for Personal Representative
whmatty@aol.com
April 24; May 1, 2026 26-00643M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 000773
Division Probate
IN RE: ESTATE OF
ARTHUR LEE WILLIAMS II
Deceased.

The administration of the estate of Arthur Lee Williams II, deceased, whose date of death was February 20, 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, 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 24, 2026.

Personal Representative:
/s/Brandi Williams
Brandi Williams
17068 Polo Trail
Bradenton, Florida 34211
Attorney for Personal Representative:
/s/William Galarza
William Galarza, Esq., Attorney
Florida Bar Number: 0760501
6151 Lake Osprey Drive, Suite 300
Sarasota, FL 34240
Telephone: (941) 487 8602
Fax: (941) 296 8017
E-Mail: wgalarza@galarzalaw.com
Secondary E-Mail:
galarzawilliam@mail.com
April 24; May 1, 2026 26-00646M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 2026 CP 775
IN RE: THE ESTATE OF:
PROBATE DIVISION
JURG MARKUS RAGAZ
a/k/a JUERG RAGAZ,
Deceased.

The administration of the estate of JURG MARKUS RAGAZ a/k/a JUERG RAGAZ, deceased, whose date of death was January 7, 2026, and whose Social Security Number is xxx-xx-0940, is pending in the Circuit Court in and for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of the first publication of this Notice is 4/24/26.

Personal Representative
s/ Walburga Ragaz
WALBURGA RAGAZ
c/o Richard Barton Ray,
Registered Agent
6108 26th Street West, Suite 2
Bradenton, Florida 34207
Attorney for Personal Representative
/s/ Richard Barton Ray
RICHARD BARTON RAY, Esquire
6108 26th Street West, Suite 2
Bradenton, Florida 34207
(941) 755-3731
Florida Bar No: 0717381
April 24; May 1, 2026 26-00645M

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-000148
IN RE: ESTATE OF
PATTI PASKOW
Deceased.

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

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

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

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

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

The case number and decedent's name are: PATTI PASKOW, File Number 2026-CP-000148.

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

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

Date of death of the decedent is: 01/14/2026.

The date of first publication of this notice is: April 24, 2026.

The second week of publication is May 1, 2026.

Personal Representative(s):
Cindy Paskow.
Attorney for the representative(s):
By: /s/Matthew T. Morrison
Matthew T. Morrison, Esquire
Florida Bar No. 1005203
5121 S. Lakeland Dr, Suite 2
Lakeland, Florida 33813
April 24; May 1, 2026 26-00654M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
Case No.: 2026-CP-00848
Division: Probate
IN RE: ESTATE OF
Dolores T. Rohrick,
Deceased.

The administration of the estate of Dolores T. Rohrick, deceased, whose date of death was March 5, 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 file number of the estate is 2026-CP-00848. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of 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.

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 24, 2026.

Personal Representative:
/s/ Diane Burian
Diane Burian
4433 19th St Cr. W,
Bradenton, Florida 34207
Attorney for Personal Representative:
/s/ Valerie Lang Hall
Valerie Lang Hall, Esquire
Attorney for Personal Representative
Florida Bar No.: 1042263
3639 Cortez Rd W Ste 106
Bradenton, FL 34210
Telephone: +1 (888) 973-5043
E-Mail: hello@langhall.legal
April 24; May 1, 2026 26-00636M

--- ACTIONS / SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-0675
IN RE: ESTATE OF
JYMEANN KING
Deceased.

The administration of the estate of Jymeann King, deceased, whose date of death was December 4, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the mailing 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 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 24, 2026.

Personal Representative

Evelyn B. Crooks

1806 Iowa Avenue

Bradenton, Florida 34207

Attorney for Personal Representative: Alexander A. Stewart

Attorney

Florida Bar Number: 122110

Stewart & St. Paul Estate Law, PLLC

1201 6th Avenue West, Suite 100

Bradenton, Florida 34205

Telephone: (941) 217-7654

E-Mail: stewart@sspestatelaw.com

April 24; May 1, 2026 26-00659M

FIRST INSERTION

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

CASE NO.: 412025002867
TOWNE MORTGAGE COMPANY
DBA AMERICU MORTGAGE,
Plaintiff, vs.

JUAN GARCIA, et al.,

Defendants.

TO: MARIA GUADALUPE SANCHEZ
5706 33RD DR E, PALMETTO, FL
34221

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 5, MEADOWBROOK ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGES 22 THROUGH 25, 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 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 Plaintiff's attorney or immediately thereafter; otherwise a

default will be entered against you for the relief demanded in the complaint.

In and for Manatee County:

If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011 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 15TH day of April, 2026.

ANGELINA M. COLONNESO

As Clerk of the Court

By (SEAL) K. Gaffney

As Deputy Clerk

25-04757

April 24; May 1, 2026 26-00634M

FIRST INSERTION

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

CASE NO. 2026 CC 000922
BURGUNDY UNIT TWO
ASSOCIATION, INC., a Florida
not-for-profit corporation,
Plaintiff, vs.

FRANCIS J. MICHAUD, SR.;

JOLENE S. MICHAUD, IF

LIVING, AND IF DECEASED,

THE UNKNOWN HEIRS,

DEWISEES, GRANTEEES,

ASSIGNEES, CREDITORS,

LIENORS, TRUSTEES, PERSONAL

REPRESENTATIVES OR OTHERS

CLAIMING BY, THROUGH OR

UNDER JOLENE S. MICHAUD;

TENANT OR OCCUPANT #1,

AS UNKNOWN TENANT OR

OCCUPANT IN POSSESSION;

and TENANT OR OCCUPANT

#2, AS UNKNOWN TENANT OR

OCCUPANT IN POSSESSION,

Defendants.

To: FRANCIS J. MICHAUD, SR. and JOLENE S. MICHAUD, IF LIVING, AND IF DECEASED, THE UNKNOWN HEIRS, DEWISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES, PERSONAL REPRESENTATIVES OR OTHERS CLAIMING BY, THROUGH OR UNDER JOLENE S. MICHAUD, and all others whom it may concern:

The property herein described is as follows:

Apartment 287, BURGUNDY UNIT TWO, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 962, Page 347, and as per plat thereof recorded in Plat Book 9, Page 181 through 186, of the Public Records of Manatee County, Florida.

With a street address of 4509 3rd Street Circle W, Apt 287, Bradenton, FL 34207.

(hereinafter referred to as "the property").

YOU ARE HEREBY NOTIFIED that a Complaint to foreclose a claim of lien has been filed and commenced in this court by the Plaintiff, BURGUNDY UNIT TWO CONDOMINIUM ASSO-

CIATION, INC., and you are required to serve a copy of your written defenses, if any, to it on Michelle A. Rowe, Esquire, attorney for Plaintiff, whose address is Lobeck & Rowe, PA, 2033 Main Street, Suite 403, Sarasota, Florida 34237, and file the original with the clerk of the above-styled court within thirty (30) days from the first date of publication; otherwise a default will be entered against you for the relief prayed for in the Complaint or Petition.

In and for Manatee County:

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

Angelina Colonneso
Manatee County Clerk
Of The Circuit Court
(SEAL) By: K. Gaffney
As Deputy Clerk

Attorney for Plaintiff:

MICHELLE A. ROWE, ESQUIRE

Florida Bar No. 0036605

The Law Offices of

Lobeck & Rowe, P.A.

2033 Main Street, Suite 403

Sarasota, FL 34237

Ph: (941) 955-5622

Email: mrowe@lobeckrowe.com

Secondary email:

carrieta@lobeckrowe.com

Attorneys for Plaintiff, BURGUNDY

UNIT TWO CONDOMINIUM

ASSOCIATION, INC.

April 24; May 1, 2026 26-00656M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-1540
Division Probate
IN RE: ESTATE OF

ARTHUR MCGROARY, A/K/A

ARTHUR J. MCGROARY Deceased.

The administration of the estate of ARTHUR MCGROARY, A/K/A ARTHUR J. MCGROARY, deceased, whose date of death was February 10, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 24, 2026.

Personal Representative:

JUNE MCGROARY

700 Marbury Lane

Longboat Key, Florida 34228

Attorney for Personal Representative: Conrad Willkomm, Esq.

Florida Bar Number: 697338

Law Office of Conrad Willkomm, P.A.

3201 Tamiami Trail North,

Second Floor

Naples, Florida 34103

Telephone: (239) 262-5303

Fax: (239) 262-6030

E-Mail: conrad@swfloridalaw.com

Secondary E-Mail:

kara@swfloridalaw.com

April 24; May 1, 2026 26-00666M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000590
Division Probate
IN RE: ESTATE OF

SALLY L. BAUMGARTNER a/k/a

SALLY LOU BAUMGARTNER

Deceased.

The administration of the estate of SALLY L. BAUMGARTNER a/k/a SALLY LOU BAUMGARTNER, deceased, whose date of death was November 22, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representatives have no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 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 24, 2026.

Personal Representatives:

CYNTHIA COOK, KAREN

BALDWIN, and DAVID

BAUMGARTNER,

c/o Jenna Kyle Meltzer

802 11th Street West

Bradenton, Florida 34205

Attorney for Personal Representatives: JENNA KYLE MELTZER

Attorney

Florida Bar Number: 1028517

Blalock Walters, P.A.

802 11th Street West

Bradenton, Florida 34205-7734

Telephone: (941) 748-0100

E-Mail: jmeltzer@blalockwalters.com

Secondary E-Mail:

jschembri@blalockwalters.com

Alternate Secondary E-Mail:

mchapman@blalockwalters.com

April 24; May 1, 2026 26-00635M

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-704

IN RE: ESTATE OF

ALICE MAY HODDER,

also known as ALICE M. HODDER,

Deceased.

The administration of the estate of ALICE MAY HODDER, also known as ALICE M. HODDER, deceased, whose date of death was January 18, 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. 732.221, 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 24, 2026.

Daniel B. Hodder

Personal Representative

1290 Tamarack Lane

Oakland Township, MI 48363

Kevin M. Colver

Attorney for Personal Representative

Florida Bar No. 0104450

BARNES WALKER, GOETHE,

PERRON, SHEA, JOHNSON &

ROBINSON, PLLC

3119 Manatee Avenue West

Bradenton, FL 34205

Telephone: (941) 741-8224

Email: kcollver@barneswalker.com

Secondary Email:

swix@barneswalker.com

April 24; May 1, 2026 26-00665M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-0865
Division Probate
IN RE: ESTATE OF
ANDRE LEVENEZ
Deceased.

The administration of the estate of ANDRE LEVENEZ, 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 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 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

--- ACTIONS / SALES ---

FIRST INSERTION

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

Clerk Case No.: 2026 CA 000783 AX
Agency Case No.: 2026-000361
IN RE: FORFEITURE OF:

2016 WHITE HONDA,
VIN# 1HGCR2F61GA031628
AND FOURTEEN THOUSAND
THREE HUNDRED FIFTY-FOUR
DOLLARS (\$14,354.00) IN U.S.
CURRENCY

TO ALL PERSONS OR ENTITIES
HAVING OR CLAIMING TO HAVE
ANY RIGHT, TITLE OR INTEREST
IN THE PROPERTY HEREIN DE-
SCRIBED:
YOU ARE NOTIFIED that an action
pursuant to the Florida Contraband
Forfeiture Act has been filed by Peti-
tioner, Manatee County Sheriff's Office,
on the following property in Manatee
County, Florida: 2016 WHITE HON-
DA, VIN# 1HGCR2F61GA031628
AND FOURTEEN THOUSAND
THREE HUNDRED FIFTY-FOUR
DOLLARS (\$14,354.00) IN U.S. CUR-
RENCY and you are required to serve
a copy of your written defenses to it, if
any, on the Attorney for Petitioner, Bri-
an A. Iten, General Counsel, Manatee
County Sheriff's Office, at the address of
600 Hwy. 301 Blvd. W., Ste. 202, Braden-
ton, 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 at-
torney or immediately thereafter; oth-

erwise a default will be entered against
you for the relief demanded in the Com-
plaint.

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: 4/20/2026

ANGELINA COLONNESO,
CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA
1115 Manatee Avenue West
Bradenton, FL 34205
BY: (SEAL) K. GAFFNEY
Deputy Clerk

April 24; May 1, 2026 26-00655M

FIRST INSERTION

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

CASE NO.: 2023-CA-005502
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, v.
CHRISTOPHER WILLIAM LEE
SCOTT A/K/A CHRISTOPHER
WILLIAM SCOTT, et al.,
Defendants.

NOTICE is hereby given that Angelina
"Angel" Colonnese, Clerk of the Circuit
Court of Manatee County, Florida, will
on May 27, 2026, at 11:00 a.m. ET, via
the online auction site at www.manatee.
realforeclose.com in accordance with
Chapter 45, F.S., offer for sale and sell to
the highest and best bidder for cash, the
following described property situated in
Manatee County, Florida, to wit:

Lot 185, Carlyle at the Villages
of Palm Aire Unit 3, according
to the map or plat thereof as
recorded in Plat Book 36, Page
198, Public Records of Manatee
County, Florida.

Property Address: 5143 Creek-
side Trail, Sarasota, FL 34243
pursuant to the Final Judgment of
Foreclosure entered in a case pending
in said Court, the style and case number
of which is set forth above.

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 the sale is set aside for any reason,
the Purchaser at the sale shall be en-
titled only to a return of the deposit paid.
The Purchaser shall have no further re-
course against the Mortgagor, the Mort-
gagee or the Mortgagee's attorney.

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.

SUBMITTED on this 16th day of
April, 2026.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
April 24; May 1, 2026 26-00638M

FIRST INSERTION

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

CASE NO.: 2025CA002280
WELLS FARGO BANK, N.A.,
Plaintiff, vs.

ADAM D. NGUYEN & LEHANG
NGUYEN REVOCABLE LIVING
TRUST; et al.,
Defendant(s).

TO: Adam D. Nguyen & Lehng Nguy-
en Revocable Living Trust
Last Known Residence: 11611 Summit
Rock Court Parrish, FL 34219-7574
TO: John Russell Plant a/k/a John R.
Plant

Last Known Residence: 11611 Summit
Rock Court Parrish, FL 34219-7574

YOU ARE NOTIFIED that an action
to foreclose a mortgage on the following
property in Manatee County, Florida:
LOT 65, KINGSFIELD LAKES,
PHASE 2, ACCORDING TO
THE PLAT THEREOF AS RE-
CORDED IN PLAT BOOK 41,
PAGES 54 THROUGH 59, IN-
CLUSIVE, PUBLIC RECORDS
OF MANATEE COUNTY,
FLORIDA.

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on ALDRIDGE
PITE, LLP, Plaintiff's attorney, at 401
W. Linton Blvd. Suite 202-B Delray
Beach, FL 33444, on or before 30 DAYS
FROM FIRST PUBLICATION, and
file the original with the clerk of this
court either before service on Plaintiff's

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 APRIL 15TH, 2026.
ANGELINA COLONNESO
As Clerk of the Court
By: (SEAL) Kris Gaffney
As Deputy Clerk

1113-14573B
Ref# 16767
April 24; May 1, 2026 26-00632M

FIRST INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-
PROPERTY

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

CIVIL ACTION
Case#: 2025CA002581AX
DIVISION: D

Wells Fargo Bank, N.A.

Plaintiff, -vs.-

Stefanie Bystricky a/k/a Stefanie

Sauerbeck a/k/a Stefanie

Mechelle Bystricky a/k/a Stefanie

Mechelle Sauerbeck as personal

representative of the Estate of Scott

Sauerbeck; Stefanie Bystricky

a/k/a Stefanie Sauerbeck a/k/a

Stefanie Mechelle Bystricky a/k/a

Stefanie Mechelle Sauerbeck; Calvin

Sauerbeck; Jackson Sauerbeck;

Georgia Sauerbeck; Unknown

Spouse of Stefanie Bystricky a/k/a

Stefanie Sauerbeck a/k/a Stefanie

Mechelle Bystricky a/k/a Stefanie

Mechelle Sauerbeck; Unknown

Spouse of Calvin Sauerbeck;

Unknown Spouse of Jackson

Sauerbeck; Unknown Spouse of

Georgia Sauerbeck; Integrity Home

Solution Services, LLC; Unknown

Parties in Possession #1, if living,

and all Unknown Parties claiming
by, through, under and against
the above named Defendant(s);
Unknown Parties in Possession
#2, if living, and all Unknown
Parties claiming by, through, under
and against the above named
Defendant(s).

TO: Jackson Sauerbeck: 1904 8th
Street West, Palmetto, FL 34221 and
Unknown Spouse of Jackson Sauer-
beck: 1904 8th Street West, Palmetto,
FL 34221

Residence unknown, if living, includ-
ing 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, credi-
tors, 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 aforemen-
tioned unknown Defendants and such
of the aforementioned unknown Defen-
dants as may be infants, incompetents
or otherwise not sui juris.

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

in Manatee County, Florida, more par-
ticularly described as follows:

THE SOUTH 115 FEET OF
LOTS 14, 15 AND 16 AND THE
SOUTH 115 FEET OF THE
EAST 1/2 OF LOT 17, BLOCK 6,
N. A. REYNOLDS RESUBDIVI-
SION, ACCORDING TO THE
MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK 1,
PAGE 267, PUBLIC RECORDS
OF MANATEE COUNTY,
FLORIDA.

more commonly known as 1904
8th Street West, Palmetto, FL
34221.

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, Attor-
neys for Plaintiff, whose address is
750 Park of Commerce Blvd., Suite
130, Boca Raton, FL 33487, within
thirty (30) days after the first publica-
tion of this notice and file the original
with the clerk of this Court either
before with service on Plaintiff's at-
torney 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 disability
who needs any accommodations in
order to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Manatee County
Jury Office, P.O. Box 25400, Braden-
ton, Florida 34206, (941) 741-4062,
at least seven (7) days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than seven (7) days; if you are
hearing or voice impaired, call 711.

WITNESS my hand and seal of this
Court on the 15th day of April, 2026.

Angelina Colonnese
Circuit and County Courts
(SEAL) By: K. Gaffney
Deputy Clerk

25-333569 FC01 WNI
April 24; May 1, 2026 26-00658M

FIRST INSERTION

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

CIVIL DIVISION
CASE NO.: 2026CC000196
SHORELINE TERRACES VI
ASSOCIATION, INC., a Florida
not-for-profit corporation,
Plaintiff, vs.

UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
TRUSTEES, AND ALL OTHERS
CLAIMING AN INTEREST BY,
THROUGH, OR UNDER LINDA C.
COLLINS, DECEASED, et al.
Defendant(s).

TO: JOSEPH COLLINS

Last Known Address: 1932 Mann Dr.,
Beach Grove, IN 46107

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 TER-
RACES VI AT PERICO BAY
CLUB, PHASE 2, A CONDO-
MINIUM, 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, FLOR-
IDA, TOGETHER WITH AN
UNDIVIDED SHARE IN THE
COMMON ELEMENTS AP-
PURTENANT THERETO.

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

and you are required to serve a copy

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

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

In and for Manatee County:

If you cannot afford an attorney, 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
said Court on 4/15, 2026.

ANGELINA "ANGEL" COLONNESO
CLERK OF COURT
By: (SEAL) K. Gaffney
As Deputy Clerk

April 24; May 1, 2026 26-00633M

FIRST INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-
PROPERTY

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

CIVIL DIVISION
Case #: 2025CA002592AX
DIVISION: D

Nationstar Mortgage LLC

Plaintiff, -vs.-

Unknown Heirs, Devisees, Grantees,

Assignees, Creditors, Lienors, and

Trustees of Linda Ruocco a/k/a

Linda Marie Ruocco a/k/a Linda

M. Ruocco a/k/a Linda M. Feuer,

Deceased, and All Other Persons

Claiming by and Through, Under,

Against The Named Defendant (s);

Patricia Ann Cooper a/k/a Patricia

A. Cooper; Denise Rita Pertessis

a/k/a Denise R. Pertessis; Ashley

Ruocco; John Angelo McElfresh,

Jr. a/k/a John Angelo McElfresh;

Joseph Anthony McElfresh; Frank

M. Ruocco, Jr.; Unknown Spouse of

Patricia Ann Cooper a/k/a Patricia

A. Cooper; Unknown Spouse of

Denise Rita Pertessis a/k/a Denise

R. Pertessis; Unknown Spouse of

Ashley Ruocco; Unknown Spouse

of John Angelo McElfresh, Jr.

a/k/a John Angelo McElfresh;

Unknown Spouse of Joseph Anthony

McElfresh; Unknown Spouse of

Frank M. Ruocco; Parkway Villas

Condominium Association, Inc.;

Unknown Parties in Possession

#1, if living, and all Unknown

Parties claiming by, through, under

and against the above named

Defendant(s); Unknown Parties
in Possession #2, if living, and
all Unknown Parties claiming by,
through, under and against the
above named Defendant(s)
Defendant(s).

TO: Denise Rita Pertessis a/k/a Denise
R. Pertessis: 10219 36th Court East,
Parrish, FL 34219, Frank M. Ruocco,
Jr.: 452 Scotchtown Avenue, Middle-
town, NY 10941, Unknown Spouse of
Denise Rita Pertessis a/k/a Denise R.
Pertessis: 10219 36th Court East, Par-
rish, FL 34219 and Unknown Spouse
of Frank M. Ruocco: 9 Treetz Place,
Staten Island, NY 10314

Residence unknown, if living, includ-
ing 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, credi-
tors, 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 aforemen-
tioned unknown Defendants and such
of the aforementioned unknown Defen-
dants as may be infants, incompetents
or otherwise not sui juris.

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

VILLA 63 OF THE PLAT OF
PARKWAY VILLAS CONDO-
MINIUM, UNIT NO.3, RE-
CORDED IN CONDOMINIUM
PLAT BOOK 2, PAGE 62, PUB-
LIC RECORDS OF MANA-

TEE COUNTY, FLORIDA,
TOGETHER WITH A 3.35%
SHARE OF THE ELEMENTS
APPURTENANT THERETO,
AND A PERPETUAL AND
NON-EXCLUSIVE EASE-
MENT IN COMMON WITH,
BUT NOT LIMITED TO, ALL
OTHER OWNERS OF UNDI-
VIDED INTERESTS IN THE
IMPROVEMENT UPON THE
LAND ABOVE DESCRIBED,
FOR INGRESS AND EGRESS
AND USE OF ALL PUBLIC
PASSAGEWAYS, AS WELL AS
COMMON AREAS AND CON-
DITIONS, EASEMENTS, RE-
STRICTIONS AND RESERVA-
TIONS OF RECORDED AND
TO DECLARATION OF CON-
DOMINIUM OF PARKWAY
VILLAS CONDOMINIUM,
UNIT NO. 3, RECORDED IN
OFFICIAL RECORDS BOOK
509, PAGE 191, PUBLIC RE-
CORDS OF MANATEE COUN-
TY, FLORIDA TOGETHER
WITH THE BY-LAWS OF
PARKWAY VILLAS CONDO-
MINIUM ASSOCIATION, INC.,
A NON-PROFIT FLORIDA
CORPORATION AND LEASE
AND RECREATIONAL FA-
CILITIES.

more commonly known as 6059
Coral Way, Bradenton, FL 34207.

This action has been filed against you
and you are required to serve a copy
of your written defense, if any, upon
LOGS LEGAL GROUP LLP, Attorneys
for Plaintiff, whose address is 750 Park
of Commerce Blvd., Suite 130, Boca Ra-
ton, FL 33487, within thirty (30) days

after the first publication of this notice
and file the original with the clerk of
this Court either before with service
on Plaintiff's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief de-
manded in the Complaint.

In and for Manatee County:

If you cannot afford an attorney, 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 seal of this
Court on the 15th day of April, 2026.

Angelina Colonnese
Circuit and County Courts
(SEAL) By: K. Gaffney
Deputy Clerk

--- PUBLIC SALES ---

FIRST INSERTION

REQUEST FOR PROPOSALS (RFP)
Indoor Multi-Use Sports and boathouse Facility
Issued by: Nathan Benderson Park Conservancy
Issue Date: April 21, 2026
Proposal Due Date: May 22, 2026

1. Introduction and Purpose

Nathan Benderson Park Conservancy is seeking proposals from qualified construction firms for the construction of a new indoor multi-use sports and recreation facility. The intent of this Request for Proposals (RFP) is to identify a highly qualified firm with demonstrated experience delivering similar facilities, particularly large-scale indoor athletic complexes, in climates comparable to the project location. Selection will be based on a qualifications-driven evaluation process, with cost considered along with contractor fees

2. Project Overview

The proposed project consists of the construction of a new indoor sports and support facility that will include, at a minimum, (see Architectural drawings in file directory) the following components:

- Eight (8) full-size indoor basketball (16 Volleyball) courts, w baskets, nets. Etc.
- Concession, full kitchen and food service area(s)
- Multi-use / flexible programming space
- Boathouse facilities (including storage and support areas)
- Weight rooms and fitness training areas
- Administrative and office space
- Boardroom and VIP space
- Restrooms, locker rooms, and support spaces
- Technology – Digital signage, scoreboard, IT infrastructure
- Building systems, site coordination, and all associated infrastructure

The facility is intended to support year-round use for tournaments, training, community recreation, and administrative functions.

3. Project Location

The project will be located in Sarasota, Fl. Proposers should consider local climate conditions, permitting requirements, labor availability, and logistical considerations associated with construction in this region.

4. Scope of Services

- The selected firm will be responsible for, at a minimum:
- Construction of all building, structural, mechanical, electrical, plumbing, and specialty systems
 - Coordination with designers, consultants, and owner representatives
 - Site logistics, safety management, and quality control
 - Commissioning, closeout, and warranty services
 - Site and Utility work is included

5. Proposal Requirements

Proposals shall be concise, well organized, and include the following information:

5.1 Firm Qualifications and Experience

- Company background, history, and years in business
- Description of the firm's experience constructing similar facilities, including but not limited to:
 - Indoor basketball or court-based athletic facilities
 - Multi-court or tournament-scale sports complexes
 - Facilities with fitness, concession, and office components
 - boathouses
- For each relevant project, provide:
 - Project name and location
 - Size and scope
 - Construction cost
 - Delivery method
 - Owner reference and contact information

5.2 Climate and Environmental Experience

- Description of projects completed in climates similar to the project location
- Experience addressing climate-specific considerations such as:
 - Energy efficiency and building envelope performance
 - Indoor air quality and humidity control for athletic facilities
 - Wind (Hurricane) loads

5.3 Project Team

- Identification of key personnel proposed for this project
- Resumes highlighting relevant experience with comparable facilities
- Description of the firm's approach to project management, quality control, and safety

5.4 Cost Proposal

- Preliminary construction cost estimate or proposed fee structure, as applicable
- Description of cost control methods and value engineering experience
- Examples of successfully delivering projects within budget

5.5 Familiarity with the Local Area

- Experience working in Southwest Florida.
- Familiarity with local codes, permitting agencies, subcontractor markets, and suppliers
- Description of any existing relationships that may benefit the project

5.6 Business Health and Capacity

- Statement regarding the financial stability and overall health of the firm
- Disclosure of:
 - Current and projected workload
 - Outstanding or pending litigation
 - Any defaulted or terminated contracts within the past five (5) years
 - Evidence of bonding capacity and insurance coverage

5.7 Additional Relevant Experience

- Experience with public or private sports facilities
 - Experience with fast-track or phased construction
 - Experience coordinating with multiple stakeholders or community users
 - Proven track record of on time and withing budget projects.

6. Evaluation Criteria

Proposals will be evaluated using the following criteria and relative weighting:

1. **Qualifications and Relevant Experience** – Similar facilities, complexity, and scale
2. **Climate-Specific and Technical Experience** – Demonstrated success in comparable environments
3. **Project Team and Management Approach** – Experience, organization, and proposed staffing
4. **Cost and Cost Control Approach** – Competitiveness, transparency, and budget management
5. **Familiarity with the Local Area** – Local knowledge and resources
6. **Business Health and Capacity** – Financial stability and ability to perform the work
7. **Completion on time and withing budget** – Proof of relevant experience of meeting deadlines.

Nathan Benderson Park Conservancy reserves the right to conduct interviews, request additional information, or negotiate with one or more proposers.

7. Proposal Submission Instructions

- Proposals shall be submitted electronically and/or in hard copy as specified below:
 - Number of copies: 3
 - Submission address or email: Nathan Benderson Park Conservancy
 - 5851 Nathan Benderson Circle, Sarasota, Fl 34235: Bpatneau@nathanbendersonpark.org
 - Proposals must be received no later than May 22, 2026 5:00pm. Late submissions may not be considered.

8. Schedule (Anticipated)

- RFP Issued: April 21, 2026
- Questions Due: April 30, 2026
- Responses to Questions Issued: May 5, 2026
- Proposals Due: May 22, 2026
- Interviews (if required): May 29, 2026
- Selection and Notice of Award: June 15, 2026
- Required Completion date 05/2028

9. General Conditions

- Nathan Benderson Park Conservancy reserves the right to reject any or all proposals
 - This RFP does not commit the Owner to award a contract or pay any costs incurred in proposal preparation
 - All submitted materials become the property of Nathan Benderson Park Conservancy

10. Contact Information

All communications regarding this RFP shall be directed to: Courtney Kreilick, Nathan Benderson Park Conservancy, CKreilick@nathanbendersonpark.org 941 358 7275
 April 24; May 1, 8, 15, 2026

26-00671M

SUBSEQUENT INSERTIONS

--- ESTATE ---

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

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

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

viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 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

SECOND 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. 732.2211, 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.

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
 Attorney for the
 Ancillary Personal Representative
 April 17, 24, 2026 26-00604M

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-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, 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 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



Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

--- ACTIONS / SALES / TAX DEEDS ---

THIRD 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

THIRD 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

FOURTH INSERTION

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

CASE NO.: 2025 DR 2955

YTANIA ROMERO BENITEZ,
Petitioner, and

CARLOS MARCIAL TORRES

FUENTES,
Respondent.
TO: CARLOS MARCIAL TORRES
FUENTES

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

"In and for Manatee County:

If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org,

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

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

Dated at Manatee County Court-house, 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 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, PALMETTO,
FL 34221UNKNOWN SPOUSE OF STEPHANIE
RIVERA TIRADO909 3RD AVE E APT 202, PALMETTO,
FL 34221

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

BEGIN 25.24 FEET NORTH AND 705 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; 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, 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 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

THIRD INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.Certificate Number: 2023-58
Tax Deed #:2026TD000008

NOTICE IS HEREBY GIVEN that KIM E WEIDE the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-58 Year of Issuance 2023 Description of Property TRACT 24: A PARCEL OF LAND LYING IN SECS 5 & 8, TWN 35S, RNG 22E, BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE SE COR OF SD SEC 5; TH N 89 DEG 52 MIN 23 SEC W ALG THE S LN OF SD SEC 5, A DIST OF 50.01 FT; TH N 00 DEG 23 MIN 07 SEC E ALG A LN 50 FT W OF AND PARALLEL TO THE E LN OF SD SEC 5, A DIST OF 115.00 FT; TH S 89 DEG 38 MIN 38 SEC W, 1100.00 FT FOR A POB; TH CONT S 89 DEG 38 MIN 38 SEC W, 220.00 FT; TH S 00 DEG 23 MIN 07 SEC W, 1200.00 FT; TH N 89 DEG 38 MIN 38 SEC E, 220.00 FT; TH N 00 DEG 23 MIN 07 SEC E, 1200.00 FT TO THE POB. TOGETHER WITH AN EASMT FOR INGRESS AND EGRESS OVER THE E 20 FT OF THE FOLLOWING DESC PROPERTY: A PARCEL OF LAND LYING IN SEC 5, TWN 35S, RNG 22E, BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT SE COR OF SD SEC 5; TH N 89 DEG 52 MIN 23 SEC W ALG S LN OF SD SEC 5, A DIST OF 50.01 FT; TH N 00 DEG 23 MIN 07 SEC E ALG A LN 50 FT W OF AND PARALLEL TO E LN OF SD SEC 5, A DIST OF 115.00 FT; TH S 89 DEG 38 MIN 38 SEC W, 1100.00 FT FOR A POB; TH CONT S 89 DEG 38 MIN 38 SEC W, 220.00 FT; TH N 00 DEG 23 MIN 07 SEC E, 1200.00 FT TO A PT ON S MAINTAINED R/W LN OF SR 64; TH N 89 DEG 38 MIN 38 SEC E ALG SD S R/W LN, A DIST OF 220.00 FT; TH S 00 DEG 23 MIN 07 SEC W, 1200.00 FT TO POB. (1665/2998) SUBJECT TO CONSERVATION EASMT DESC IN O.R. 1750/4946 PI#584.0535/9 Parcel ID Number 58405359 Property Address: 4640 407TH ST E MYAKKA CITY, FL 34251 Names in which assessed: HOLBORN, CARMAN E, HOLBORN, DEBORAH D All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 05/11/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.

Apr. 10, 17, 24; May 1, 2026

26-00540M

SECOND 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 foreclosure of Plaintiff's lien for such unpaid amounts due to the above-named Plaintiff for the following premises located 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, together with all other exhibits and amendments thereto, of the Public Records of Manatee County, Florida.

Property Address: 4802 51st Street West, Apt. 709., Bradenton, 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

THIRD 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

THIRD INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.Certificate Number: 2023-732
Tax Deed #:2026TD000009

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER - SERIES 80 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-732 Year of Issuance 2023 Description of Property UNIT 122, BLDG 1, VERANDA 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

26-00539M

SECOND INSERTION

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.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.

DATED on this 14th day of April, 2026.

Angelina Colonnese,

Clerk of the Court

By: (SEAL) Kris Gaffney

As Deputy Clerk

April 17, 24; May 1, 8, 2026

26-00620M

THIRD 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 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 bikes, 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 creates.

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 Peeson- 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, Scuba fins, Fishing pole, Rope, Floor tiles, Wall art. Felicie Paulcus- 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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO
CHAPTER 45IN 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 dated 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, 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, is the Plaintiff and Melanie D. McClelland fka Melanie D. Ehman aka Melanie Ehman, Martin Ehman, MJRA Systems, 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 May 13, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 98, CATALINA, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 14 AND 15, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

A/K/A 7708 NW 9TH AVENUE, 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 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 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

SECOND INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDAGENERAL 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:

--- ACTIONS / SALES ---

SECOND 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

SECOND 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

SECOND 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" COLONNESO, 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.

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

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

SECOND 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 COLONNESO, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.manatee.realforeclose.com, at 11:00 AM, on the 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 Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 24-51412
 April 17, 24, 2026 26-00586M

SECOND INSERTION

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, 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-

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

THIRD 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: MARTIN 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

THIRD 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 2534000001 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

Who benefits from legal notices?
 You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.
 When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

--- ESTATE / PUBLIC SALES ---

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
File No. 2026-CP-000778 AX
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 Niccolai-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

SECOND 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 on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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

SECOND 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

SECOND 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

SECOND 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 LOPEZ5 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026-CP-0830
Division Probate
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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
File No. 2026-CP-000697 AX
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, 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:
John M. Stone

4339 Blue Heron Drive
Ponte Vedra, FL 32082
Attorney for Personal Representative:
Michael M. Hamrick
Email Address:
mhamrick@dyeharrison.com
Email Address:
cgodfrey@dyeharrison.com
Florida Bar No. 0290556
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 26-00624M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO.
412024CA001308CAAXMA
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC,
Plaintiff, vs.
SETH CRAFT, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 05, 2025, and entered in 412024CA001308CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and SETH CRAFT are the Defendant(s). Angelina Colonoso as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on May 06, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 145, GILLEY PATTEN'S ADDITION TO THE CITY OF BRADENTOWN, FLORIDA. KNOWN AS SECOND ADDITION TO EDGEWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 301, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI-

DA.
Property Address: 2207 12TH ST W, BRADENTON, FL 34205

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

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

Dated this 14 day of April, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
24-223028 - RaO
April 17, 24, 2026 26-00627M

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--- ESTATE ---

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-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 732.2211, 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-638
IN RE: ESTATE OF
JOSEPH ADAM MARTIN COHEN,
Deceased.

The administration of the estate of JOSEPH ADAM MARTIN COHEN, deceased, whose date of death was January 19, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

LISA NUNNO
Personal Representative

5207 2nd Avenue West
Bradenton, FL 34209
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
April 17, 24, 2026 26-00605M

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-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 Court-house, 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 732.2211, 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 unmatured, 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 unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

SECOND 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. 732.2211, 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:
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

SECOND 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

SECOND 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. 732.2211, 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:
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@elderlegalf.com
Secondary E-Mail:
pollyb@elderlegalf.com
April 17, 24, 2026 26-00585M

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW
Pursuant to F.S. §865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Wolf Pools: Cleaning & Maintenance, located at 5186 Early Terrace, in the City of Port Charlotte, County of Charlotte, State of FL, 33981, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 20 of April, 2026.
WOLF EXTERIOR SERVICES LLC
5186 Early Terrace
Port Charlotte, FL 33981
April 24, 2026 26-00475T

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 Englewood Pet Spa & Styling located at 4081 S. Access Rd in the City of Englewood, Charlotte, FL 34224 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 21st day of April, 2026
Accent Pet Styling Inc.
Isabel Campos
April 24, 2026 26-00479T

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice of Public Auction for monies due on storage units. The auction will be held on MAY 18, 2026 at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows

| NAME | UNIT | BALANCE |
|-----------------|------|---------|
| RALPH PARTCH | 2109 | 297.8 |
| Carol Plummer | 2141 | 251.8 |
| Brian Weir | 2156 | 425.8 |
| Jenny Rodriguez | 2085 | 527.8 |

MAY
23950 Veterans Blvd
Port Charlotte, FL 33954
April 24; May 1, 2026 26-00474T

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 MERCYMADE HOME SERVICES located at 7901 4TH STREET NORTH SUITE 300 in the City of SAINT PETERSBURG, Charlotte, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of April, 2026
Rebecca Koehler
April 24, 2026 26-00482T

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 Woof's Pet Spa & Styling located at 3315 S. Tamiami Trail Unit 2B in the City of Port Charlotte, Charlotte, FL 33952 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 21st day of April, 2026
Accent Pet Styling Inc.
Isabel Campos
April 24, 2026 26-00480T

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 KBN Medical Transport & Translation located at 1685 Alton rd in the City of Port Charlotte, Charlotte, FL 33952 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of April, 2026
Kind Bright Neighbor LLC
Maikel Carballosa Perez
April 24, 2026 26-00463T

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.StorageTreasures.com on 05/14/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

| | | |
|------|----------------|-----------------------------|
| 2108 | Gretchen Skiba | furniture, boxes, artwork |
| 2121 | Sydni Fournier | boxes, bags, baby items |
| 2332 | Clint Norris | tools, outdoor items, boxes |
| 904 | Martin Lang | tools, fishing poles |

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071.
April 24; May 1, 2026 26-00457T

FIRST INSERTION

STARLING COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING
The Board of Supervisors ("Board") of the Starling Community Development District ("District") will hold a Regular Meeting on May 6, 2026 at 10:30 a.m., at 26789 Victoria Place, Punta Gorda, Florida 33955 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 for Community Development Districts. 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://starlingcdd.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 this 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 24, 2026 26-00473T

FIRST INSERTION

WEST PORT COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2026 MEETINGS
The Board of Supervisors ("Board") of the West Port Community Development District ("District") will hold a Regular Meeting on May 12, 2026 at 12:30 p.m., at Punta Gorda Charlotte Library, 401 Shreve St., Punta Gorda, FL 33950.

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 at https://westportcdd.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 24, 2026 26-00481T