

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

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 Altro Agency located at 8843 17th Ave Cir NW in the City of Bradenton, Manatee, FL 34209 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of May, 2026
Inspiring Evolving Minds LP
May 8, 2026 26-00731M

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 Amicus Infinitum located at 8843 17th Ave Cir NW in the City of Bradenton, Manatee, FL 34209 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of May, 2026
Inspiring Evolving Minds LP
May 8, 2026 26-00730M

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 Skunk Ape Disc Club located at 42110 Clay Gully Rd in the City of Myakka, Manatee, FL 34251 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of May, 2026
Burket Farms, LLC
Thomas R Burket
May 8, 2026 26-00745M

FIRST INSERTION

NOTICE OF TRUST

Notice is hereby given that a Notice of Trust has been filed with the Circuit Court for Manatee County, Florida, Probate Division, regarding Glenda Louise Majercin, deceased.

Court File Number: 247504736

The name and address of the trustee are:

David Mark Majercin, Trustee
263 Golden Harbour Trail
Bradenton, Florida 34212
May 8, 15, 2026 26-00746M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 05/22/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1986 SCHU mobile home bearing vehicle identification number S202392 and all personal items located inside the mobile home. Last Tenant: Jeffrey Michael Kohlmann. Sale to be held at: Village on the Greens, 508 44th Avenue E., Lot No. K-13, Bradenton, Florida 34203, (941-755-8909).

May 8, 15, 2026

26-00753M

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 Prestige Maintenance Service located at 10869 Gentle Current Way in the City of Parrish, Manatee, FL 34219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of May, 2026
Whitfield Wonder Services LLC

May 8, 2026

26-00744M

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-925 IN RE: ESTATE OF RANDALL DALE BEAVERSON, Deceased.

The administration of the estate of RANDALL DALE BEAVERSON, deceased, whose date of death was March 12, 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 name and address of the personal representative are set forth below.

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

All other creditors of the decedent and other persons having claims or de-

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

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

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

The date of first publication of this notice is: May 8, 2026.

Signed on this 6th day of May, 2026.

/s/ John J. Waskom
JOHN J. WASKOM
Personal Representative
Florida Bar No. 0962181
ICARD, MERRILL, CULLIS, TIMM, FUREN & GINSBURG, P.A.
8470 Enterprise Circle, Suite 201
Lakewood Ranch, FL 34202
941-907-0006 Telephone
jwaskom@icardmerrill.com - primary
gbugayev@icardmerrill.com - secondary
May 8, 15, 2026 26-00751M

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION Case No.: 25-CA-002948

CITY OF BRADENTON, Plaintiff, v. WE BUY HOMES, LLC, A WYOMING LIMITED LIABILITY COMPANY, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated May 1, 2026 and entered in Case No. 25-CA-002948 of the Circuit Court of the Tenth Judicial Circuit in and for Manatee County, Florida where City of Bradenton, is the Plaintiff and We Buy Homes, LLC, a Wyoming limited liability company is/are the Defendant(s). Angelina Colonnese, Esq., will sell to the highest bidder for cash at www.manatee.realforeclose.com at 11:00 a.m. on June 3, 2026 the following described properties set forth in said Final Judgment to wit:

WEST 1/2 OF THE NORTH-WEST 1/4 OF THE NORTH-WEST 1/4, SECTION 36, TOWNSHIP 34 S, RANGE 17 E, FOR A POINT OF BEGINNING; THENCE NORTH 100 FEET; THENCE WEST 50 FEET; THENCE SOUTH 100 FEET; THENCE EAST 50 FEET TO THE POINT OF BEGINNING, ALL LYING AND BE-

ING IN MANATEE COUNTY, FLORIDA.
Property No.: 4631800002
Address: 202 12th Ave E, Bradenton, FL 34208

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure Sale.

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

Dated in Manatee County, Florida, on May 6, 2026.
Weidner Law, P.A.
Counsel for the Plaintiff
250 Mirror Lake Dr., N.
St. Petersburg, FL 33701
Telephone: (727) 954-8752
Designated Agent for Service:
Service@MattWeidnerLaw.com
By: s/ Matthew D. Weidner
Matthew D. Weidner, Esq.
Florida Bar No. 185957
May 8, 15, 2026 26-00752M

FIRST INSERTION

NOTICE OF BOARD MEETING WATER'S EDGE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Water's Edge Community Development District ("District") will hold a Board of Supervisors meeting on **May 21, 2026, at 6:00 PM** at the Parrish Fire Station #2 Training Room, 3804 N Rye Road, Parrish, FL 34219.

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

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

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

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

Amanda Ferguson, District Manager
Governmental Management Services - Tampa, LLC
May 8, 2026 26-00734M

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on May 26, 2026, the personal property in the below-listed units, which may include but are not limited to household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

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

0023 - Nguyen, Loan; 0081 - Thompson, Jonathan; 0109 - Pasley, Troy; 0126 - Scott, Brea; 0171 - Hendriex, Andre; 1053 - Thompson, Jonathan; 1146 - SIMPSON-EDWARDS, DIEDREA; 1149 - waiters, Shanntwan; 2017 - Rausch, Carrie; 2128 - williams, Carless; 2152 - EDWARDS, DONNA ELIZABETH; 2224 - Moore, Kiearra; 3063 - Galloway, William; 3156 - Mendoza, Maribel; 4013 - Green, Sean; 4044 - Williams, Jamika; 4146 - brown, Courtney; 4213 - Crews, Mya; 4217 - Jones, Jalance; 4236 - Rigsby, Brooke

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

0110 - Fluellen, Tamara; 0339 - Mendes, Antony; 0439 - Mcclendon, Katie; 0459 - Santell, Yajaira; 0474 - Fluellen, Tamara; 0493 - Kelly, Justin; 0614 - Williams, Ivy; 0644 - Marlowe, Melissa A; 0701 - Mahoney, Paul; 0710 - Williams, katina; 0713 - Harvey, Kayla; 0825 - cummings, Johnelle; 2052 - Francisco De Jesus, Pascual; 2116 - Graham, Edith

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

B16CC - gordon, Jamie; C09 - carpenito, patricia; C14 - Castro, Fernando; C18 - AUGUSTIN, ROMELYNE; D01 - Mavis, Isaiah; D35CC - Castro, Fernando; E12 - Harmandez, Edward; J06 - Matthews, Keysha

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

1024 - Hoskins, Jacob; 1431 - Adt, Casey; 2131 - rogers, Cristen; 2404 - Haverty, zachary Milne; 3505 - Haverty, zachary Milne; 3507 - hallett, Tammy; 3546 - Driscoll, Madison

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

A017 - Ramirez Granados, Sotero; B020 - Cox, Michael; B038 - Warner, Denise; B043 - Smith, Chanel; B050 - Cameron, Sandy; C035 - bellamy, zovny; C040 - crisp, Renee; C047 - Corbert, Joyceelyn; C075 - Frazier, Dawn; C113 - M Lane, Keith; C115 - Rodriguez, Mario; D016 - Dorante, Karem; D033 - Brown, Octavia; D037 - Lowe, Jamesha; E008 - Brooks, Alyssa; F007 - Palanki, Nicholas; F027 - Duche, Lori; G026 - Sr, Reginald Kit; J039 - Settles, Abreal; J040 - Jackson, Tarrance; J052 - Sheffield, Jonathan; K015 - Barnes, Benisia; J049 - Yasmina Villalba

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

0192 - Mahoney, Nahja; 0279 - Lee, Erica; 0289 - Alexis, Tawanda; 0311 - Levatte, Tedra; 0314 - Burnham, Edward; 1056 - McGee, Nicholas; 1112 - Stephens, Tom; 2024 - Dillman, Jamie; 2039 - Corbert, Denesia; 2079 - Hanes, Leann; 2171 - Daniel, Kelly; 2219 - Taylor, Laketa; 2220 - Ashforth, Jeanine; 3174 - Mondragon, Yesenia

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

B107 - Whitley, Wade; B116 - Masters, Nathan; E104 - Rogers, Frank; L115 - Aldana, Carlos A
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
May 8, 15, 2026 26-00712M

FIRST INSERTION

Notice of Public Sale

Pursuant F.S. 328.17, United American Lien & Recovery as agent w/ power of attorney will sell the following vessel(s) to the highest bidder. Inspect 1 week prior @ marina; cash or cashier check; all auctions are held w/ reserve; any persons interested ph 954-563-1999

Sale Date May 29, 2026 @ 10:00 am
3411 NW 9th Ave #707 Ft Lauderdale FL 33309

V13304 1976 Lancer FL6631FH Hull ID#: WLD250660176 outboard pleasure gsa fiberglass 24ft R/O Nancy Anne Northrup Lienor: Safe Harbor Regetta Pointe 1005 Riverside Dr Palmetto
May 8, 15, 2026 26-00718M

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of "Holy Goats", located at 518 13th Street West, Bradenton, Florida 34205, in the County of Manatee, in the City of Bradenton, State of Florida, 34205 (Zip code). GALATIANS 6:2, INC., a Florida Corporation, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

DATED at Bradenton, Manatee County, Florida, this 4th day of May, 2026.

GALATIANS 6:2, INC.
a Florida Corporation
By: /s/ Gary Crawford, Manager
May 8, 2026 26-00733M

FIRST INSERTION

PUBLIC NOTICE

Effective April 23, 2026, Marilian Canals Rivera, MD, will no longer be providing care at Optum.

Patients of Dr. Canals Rivera may continue care at Optum - Palmetto.



Patients can obtain copies of their medical record by using the QR code or visiting wellmedhealthcare.com for instructions on requesting a copy.
May 8, 15, 22, 29, 2026 26-00735M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED**Section 197.512 F.S.**

Certificate Number: 2019-2190
Tax Deed #: 2026TD000001
NOTICE IS HEREBY GIVEN that ELEVENTH TALENT 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: 2019-2190 Year of Issuance 2019 Description of Property LOT 53 LEISURE LAKE MOBILE HOME PARK A CO-OP

Parcel ID Number 2419202706 Property Address: 53 LEISURE WAY PALMETTO, FL 34221 Names in which assessed: GEORGE HALICEK III, GEORGE HALICEK III AND LINDA L HALICEK REVOCABLE TRUST DTD 2/11/04, LINDA L HALICEK 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 06/08/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
May 8, 15, 22, 29, 2026 26-00711M

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Certified Wellness located at 14531 Sundial Pl, in the County of Manatee, in the City of Lakewood Ranch, Florida 34202 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakewood Ranch, Florida, this 04th day of May, 2026.

FREEDOM WELLNESS SHOP LLC
May 8, 2026 26-00729M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 05/22/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1959 FRAN mobile home bearing vehicle identification number 592171, and all personal items located inside the mobile home. Last Tenant: Francisco A. Torres, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Francisco A. Torres and Unknown Party or Parties in Possession. Sale to be held at: Bedrock Southern Pines LLC, 925 301 Boulevard East, Bradenton, Florida 34203, 941-201-5994.
May 8, 15, 2026 26-00750M

FIRST INSERTION

PADDOCKS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 REGULAR MEETINGS

The Board of Supervisors ("Board") of the Paddock Community Development District ("District") will hold Regular Meetings for the remainder of Fiscal Year 2026 at 11:00 a.m., at the Hampton Inn & Suites Sarasota/Lakewood Ranch, 8565 Cooper Creek Blvd., Sarasota, Florida 34201 on the following dates:

May 22, 2026
June 26, 2026
July 24, 2026
August 28, 2026
September 25, 2026

The purpose of the meetings is for the Board to consider any and all business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings 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 meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, <https://paddockscdd.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 meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. 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 meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
May 8, 2026 26-00722M

**Do I need to register my business' name?**

Yes. The "fictitious name" or "dba" you register must be advertised at least once in a newspaper that is located within the county where your principal place of business is located prior to conducting business in the state of Florida.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

-- ESTATE --

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026-CP-000895
Division Probate
IN RE: ESTATE OF
STEVEN A. BELMONTE SR.
Deceased.

The administration of the estate of Steven A. Belmonte, Sr., deceased, whose date of death was May 31, 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 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 May 8, 2026.

Personal Representative
Neil T. Lyons, Esq.

6954 Professional Parkway
Lakewood Ranch, Florida 34240
Email: ntl@lawpoweredbywomen.com
Attorney:
Neil T. Lyons, Esq.
Florida Bar No. 91826
Luhren Goldberg, LLC
6954 Professional Parkway
Lakewood Ranch, Florida 34240
Email Address:
ntl@lawpoweredbywomen.com
May 8, 15, 2026 26-00719M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY
FLORIDA PROBATE DIVISION
FILE NUMBER: 2026CP745
IN RE: ESTATE OF
RUTH J. PHILLIPS
A/K/A RUTH JEAN PHILLIPS
DECEASED

The administration of the estate of Ruth J. Phillips a/k/a Ruth Jean Phillips, deceased, whose date of death was January 26, 2026, and whose Social Security Number is XXX-XX-8186, 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 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 persons having claims or demands against the decedent's estate, including unmaturing, contingent or unliquidated claims, must file their claims with the Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of the first publication of this Notice is May 8, 2026.

Personal Representative
Glenn L. Phillips

256 N. McNeil Street
Memphis, TN 38112
Attorney for Personal Representative
Donald B. Linsky, Esquire
Donald B. Linsky & Associates, P.A.
1509 B Sun City Center Plaza
Sun City Center, FL 33573
(813) 634-5566
Florida Bar Number 265853
donald@linskyllaw.com
May 8, 15, 2026 26-00736M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-000837
Division Probate
IN RE: ESTATE OF
GERALD ALTMILLER
Deceased.

The administration of the estate of GERALD ALTMILLER, deceased, whose date of death was February 11, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W., Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 MAY 8, 2026.

Personal Representative:
MARSHA BLAZSO

2910 Oxford Drive W.
Bradenton, Florida 34205
Attorney for Personal Representative:
DONNA I. SOBEL, ESQUIRE
E-mail Addresses:
donna@sobelattorneys.com,
scharles@sobelattorneys.com
Florida Bar No. 370096
Donna Irvin Sobel, P.A.
4900 Manatee Avenue W., Ste. 206
Bradenton, Florida 34209
Telephone: (941) 747-0001
Facsimile: (941) 746-2094
May 8, 15, 2026 26-00747M

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
File No. 2026-CP-000838 AX
Probate Division
IN RE: ESTATE OF
Carol Borbely, aka:
Carol Ann Borbely, Deceased.

The administration of the estate of Carol Ann Borbely, deceased, whose date of death was September 4, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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-000610
IN RE: ESTATE OF
KAREN A. FLAHLIVE A/K/A
KAREN ANNE FLAHLIVE,
DECEASED.

The administration of the estate of KAREN A. FLAHLIVE A/K/A KAREN ANNE FLAHLIVE, deceased, whose date of death was December 23, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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 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 May 8, 2026.

Signed on this 3 day of March, 2026.

Personal Representative:

**CATHERINE L. KOWALSKI A/K/A
CATHERINE LYNN KOWALSKI**
2420 7th Court East
Ellenton, FL 34222
Attorney for Personal Representative:
JAMES D. JACKMAN, ESQUIRE
Florida Bar No. 521663
JAMES D. JACKMAN, P.A.
5008 Manatee Avenue West, Suite A
Bradenton, Florida 34209
Telephone: (941) 747-9191
Facsimile: (941) 747-1221
Email: jackmanleadings@gmail.com
May 8, 15, 2026 26-00714M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025-CP-002098-AX
IN RE: ESTATE OF
JEAN MISCHEL BERRY a/k/a
JEAN AILEEN BERRY,
Deceased.

The administration of the Estate of JEAN MISCHEL BERRY a/k/a JEAN AILEEN BERRY, Deceased, whose date of death was July 17, 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.

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 927
Division Probate
IN RE: ESTATE OF
KELLY JO SPINNER
Deceased.

The administration of the estate of Kelly Jo Spinner, deceased, whose date of death was March 6, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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: MAY 8, 2026.

DAVID J. BERRY

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
May 8, 15, 2026 26-00724M

FIRST INSERTION

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 May 8, 2026.

Personal Representative:

Danyon R. Spinner
715 44th Ave E
Ellenton, Florida 34222
Attorney for Personal Representative:
Thomas W. Harrison, Attorney
Florida Bar Number: 334375
DYE HARRISON KNOWLES
HAMRICK KIRKLAND PRATT
DEPAOLA & JOHNSON, PLLC
410 43rd St W., Suite N
Bradenton, FL 34209
Telephone: (941) 746-1167
Fax: (941) 745-2866
E-Mail: twh@dyeharrison.com
May 8, 15, 2026 26-00723M

FIRST INSERTION

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 May 8, 2026.

Personal Representative:

Dawn M. Borbely
6 Werner Court Old Bridge, NJ 08857
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
May 8, 15, 2026 26-00749M

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-000901
IN RE: ESTATE OF
POLLIE BIRD A/K/A
POLLIE ROSE BIRD
A/K/A POLLIE R. BIRD,
DECEASED.

The administration of the estate of POLLIE BIRD A/K/A POLLIE ROSE BIRD A/K/A POLLIE R. BIRD, deceased, whose date of death was March 14, 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 has been served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
Case Number: 2026 CP 869
IN RE: ESTATE OF
ESTHER IRENE MASSIE,
Deceased.

The administration of The Estate of Esther Irene Massie, deceased whose date of death was 1/26/26, 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 PUBLICATION OF THIS NOTICE.

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-000872
IN RE: ESTATE OF
KAREN MAE BLANCHARD
a/k/a KAREN M. BLANCHARD,
Deceased.

The Administration of the Estate of Karen Mae Blanchard a/k/a Karen M. Blanchard, Deceased, whose date of death was December 20, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West Bradenton, FL 34205. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

The Personal Representative has no

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS May 8, 2026

Personal Representative

Johnnie Edward Massie
10235 Geese Trail Circle
Sun City, FL 33573
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
May 8, 15, 2026 26-00715M

FIRST INSERTION

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 May 8, 2026.

Personal Representative:

Laura Itani
248 Caboose Lane
Delaware, Ohio 43015
Attorney for Personal Representative:
Ashly Mae Guernacini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atacounsel.com
Secondary E-Mail:
shelby@atacounsel.com
May 8, 15, 2026 26-00725M



Do I need to register my business' name?

Yes. The "fictitious name" or "dba" you register must be advertised at least once in a newspaper that is located within the county where your principal place of business is located prior to conducting business in the state of Florida.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

-- ACTIONS / SALES --

FIRST 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.: 2023CA005872AX

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, v. ELIZABETH A. ROBERTS, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on November 14, 2024 and entered in Case No. 2023CA005872AX in the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein RONALD GENE ROBERTS ELIZABETH A. ROBERTS; POLO RUN HOMEOWNER'S ASSOCIATION, INC.; SUNNOVA TE MANAGEMENT, LLC, are the Defendants. The Clerk of the Court, ANGELINA ANGEL COLONNESO, will sell to the highest bidder for cash at https://manatee.realforeclose.com on May 20, 2026 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 74, POLO RUN PHASE 1A & 1B, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 61, PAGE 76, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

and commonly known as: 17060 POLO TRL, BRADENTON, FL 34211 (the "Property").

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 WITHIN 60 DAYS AFTER THE SALE.

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Jimmy K. Edwards, Esq.
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
May 8, 15, 2026 26-00728M

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION
CASE NO.

412025CA003090CAAXMA
WELLS FARGO BANK, N.A., AS TRUSTEE FOR BEAR STEARNS ARM TRUST 2007-3, Plaintiff, vs. DOROTHY LOUISE WATSON A/K/A DOROTHY L. WATSON, et al., Defendant.

To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE DOROTHY LOUISE WATSON REVOCABLE TRUST DATED FEBRUARY 15, 2006, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS
ADDRESS: UNKNOWN
DOROTHY LOUISE WATSON A/K/A DOROTHY L. WATSON
C/O HAWTHORN CENTER
5381 DESOTO RD, SARASOTA, FL 34235

UNKNOWN SPOUSE OF DOROTHY LOUISE WATSON A/K/A DOROTHY L. WATSON
7335 ST GEORGE'S WAY, UNIVERSITY PARK, FL 34201
DOROTHY LOUISE WATSON, TRUSTEE OF THE DOROTHY LOUISE WATSON REVOCABLE TRUST DATED FEBRUARY 15, 2006
7335 ST GEORGE'S WAY, UNIVERSITY PARK, FL 34201
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
LOT 34, WENTWORTH, AS PER PLAT THEREOF RE-

CORDED IN PLAT BOOK 30, PAGE 173, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Morgan B. Lea, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court WITHIN 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

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

WITNESS my hand and seal of said Court on the 1ST day of MAY, 2026.

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

25-13367FL
May 8, 15, 2026 26-00732M

FIRST INSERTION

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

CASE NO. 2025CA00801AX
CMG MORTGAGE, INC.; Plaintiff, v. MALCOLM EDWARD SWIFT, ET.AL;

Defendants
NOTICE IS HEREBY GIVEN that, in accordance with the Uniform Final Judgment of Mortgage Foreclosure dated April 28, 2026, the Clerk of the Circuit Court for Manatee County will sell to the highest and best bidder for cash beginning on June 2, 2026 at 11:00 AM via WWW.MANATEE.REALFORECLOSE.COM, the following described property:

UNIT 4, BUILDING 6, OF THE PALMS OF CORTEZ, A CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2038, PAGE(S) 5178 THROUGH 5309, INCLUSIVE, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
Property Address: 4802 W 51ST ST APT 604, BRADENTON, FL 34210

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

GENERAL CIVIL DIVISION
Case No.: 2026-CA-0438
ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. CESAR HORACIO ARREGOCES; AMIRA JALAFF; SAWSAN KHALAF, Defendants,

TO: CESAR HORACIO ARREGOCES 10624 Wicker Park Pl Palmetto, FL 34221
YOU ARE NOTIFIED that an action to enforce a lien on the following property in Manatee County, Florida:

Lot 40 of ARTISAN LAKES ESPLANADE, PHASE V, SUB-PHASES A1, A2, A3, A4 & A5, according to the Plat thereof as recorded in Plat Book 70, Page(s) 67-76, of the Public Records of Manatee County, Florida.
Parcel I.D No.: 604520959
a/k/a 10624 Wicker Park Pl

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Shannon L. Zetrouer, Esq., the Plaintiff's attorney, whose address is 4100 Central Avenue, St. Petersburg, FL 33711 on or before (no later than 30 days from the date of first publication of this notice of action), and to file the original of the

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.
Andrew Arias, FBN: 89501
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road, Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (401) 262-2110
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 25-00550
May 8, 15, 2026 26-00739M

FIRST INSERTION

written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded without further notice. Publishing is to take place for two (2) consecutive weeks.

"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.
Signed on this 4/22, 2026.

ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT
BY: (SEAL) K. Gaffney
Deputy Clerk
May 8, 15, 2026 26-00740M

FIRST INSERTION

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

CIVIL DIVISION
CASE NUMBER: 2025 CA 1790
GTO FINANCIAL, LLC, a Florida limited liability company, Plaintiff, vs.

HERNZ PROPERTIES, LLC, a Florida limited liability company, DAMIEN HERNANDEZ, an individual, QQA FIDU, INC., a Florida corporation, As Trustee under a Trust Agreement, UNKNOWN BENEFICIARIES of the Trust Agreement dated July 27, 2023, known as Trust No. 765923, and UNKNOWN PERSONS IN POSSESSION, Defendants.

NOTICE is hereby given pursuant to the Final Judgment entered in the above noted case that I will sell the following Real Property in Manatee County, Florida, described as:

The East 27.84 feet of the North 100 feet of Lot 3 and the West 23.96 feet of the North 100 feet of Lot 4, Block 2, Lloyds Addition to Palmetto, as per plat thereof recorded in Plat Book 1, Page 220, of the Public Records of Manatee County, Florida.
Property Address: 309 12TH Street West, Bradenton, FL 34205
("property" or "Real Property")
Parcel ID No.: 26321.0010/9
The South 1/2 of the NE 1/4 of the NW 1/4 of the NW 1/4, being in Section 32 Township 34 South, Range 18 East, Manatee County, Florida.
Property Address: 2801 11th Ave. E., Bradenton, FL 34205
("property" or "Real Property")
Parcel ID No.: 13940.0000/2

At public sale, to the highest and best bidder for cash, at the Manatee County Courthouse via the internet at www.manatee.realforeclose.com at 11:00 a.m. on the 1st day of July, 2026. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Circuit Court. Final payment must be made on or before 4:00 p.m. of the date of sale by cash or cashier's check.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER 60 DAYS, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Law Office of Andrew W. Rosin, P.A.
1966 Hillview Street
Sarasota, FL 34239
(941) 359-2604
(941) 366-1252 facsimile
arosin@rosinlawfirm.com
By: Andrew W. Rosin, Esquire
Florida Bar No. 0598305
Attorney for Plaintiff
May 8, 15, 2026 26-00720M

FIRST INSERTION

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

GENERAL CIVIL DIVISION
Case No.: 2026-CA-0438
ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. CESAR HORACIO ARREGOCES; AMIRA JALAFF; SAWSAN KHALAF, Defendants,

TO: SAWSAN KHALAF 10624 Wicker Park Pl Palmetto, FL 34221
YOU ARE NOTIFIED that an action to enforce a lien on the following property in Manatee County, Florida:

Lot 40 of ARTISAN LAKES ESPLANADE, PHASE V, SUB-PHASES A1, A2, A3, A4 & A5, according to the Plat thereof as recorded in Plat Book 70, Page(s) 67-76, of the Public Records of Manatee County, Florida.
Parcel I.D No.: 604520959
a/k/a 10624 Wicker Park Pl
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Shannon L. Zetrouer, Esq., the Plaintiff's attorney, whose address is 4100 Central Avenue, St. Petersburg, FL 33711 on or before (no later than 30 days from the date of first publication of this notice of action), and to file the original of the

written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded without further notice. Publishing is to take place for two (2) consecutive weeks.

"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.
Signed on this 4/22, 2026.

ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT
BY: (SEAL) K. Gaffney
Deputy Clerk
May 8, 15, 2026 26-00742M

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION
Case No. 2026CA000223AX

Trust Bank Plaintiff, vs. Michael Jannino Minter Sr; et al. Defendants.

TO: Michael Jannino Minter and Unknown Spouse of Michael Jannino Minter, Sr.
Last Known Address: 5124 72nd St. E., Bradenton, FL 34203

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

LOT 1, CREEKWOOD PHASE ONE, SUBPHASE I, UNIT B-1, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE(S) 114 THROUGH 119, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

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

"In and for Manatee County:
If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.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 on 5/4/2026.

Angelina Colonneso
As Clerk of the Court
By (SEAL) K. Gaffney
As Deputy Clerk

File # 25-F01337
May 8, 15, 2026 26-00743M

FIRST INSERTION

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

CASE NO. 2026CA000073AX
DATA MORTGAGE INC., DBA ESSEX MORTGAGE, Plaintiff, vs. BRIANNA ADAMS; MOLLY ORT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

To the following Defendant(s):
MOLLY ORT (RESIDENCE UNKNOWN)
718 17TH STREET EAST, BRADENTON, FLORIDA 34208

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

THE SOUTH 54.5 FEET OF THE FOLLOWING DESCRIBED PARCEL: THE SOUTH 9 FEET OF THE EAST 82.6 FEET OF LOT 2 AND THE EAST 82.6 FEET OF LOTS 3 AND 4, BLOCK Q C. H. DAVIS RESUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 271, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

a/k/a 718 17TH STREET EAST, BRADENTON, FLORIDA 34208
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before 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.

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 22nd day of April, 2026.
ANGELINA (ANGEL) COLONNESO
As Clerk of the Court
By (SEAL) K. Gaffney
As Deputy Clerk

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 25-02227 CMS
May 8, 15, 2026 26-00721M

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

- Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
- Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.
- When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
- On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
- Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
- A file copy of your delivered affidavit will be sent to you.

Business Observer

--- ACTIONS / SALES ---

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE

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

CASE NO.: 2025-CA-000651

SERVICEMAC, LLC, Plaintiff, vs. MICHAEL COLEMAN MOORE, et.al, Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Plaintiff's Motion to Reset Foreclosure Sale entered on April 27, 2026 and the Summary Final Judgment of Mortgage Foreclosure entered on February 25, 2026, in Case No. 2025-CA-000651 of the Circuit Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, wherein SERVICEMAC, LLC, is Plaintiff, and MICHAEL COLEMAN MOORE, JACALYN MARIE POLINO-MOORE, SUNNOVA ENERGY CORPORATION DBA SUNSTREET ENERGY GROUP, and POLO RUN

ASSOCIATION, INC are Defendants, the Office of Angelina "Angel" Colonnese, Manatee County Clerk of the Court, will sell to the highest and best bidder for cash online at www.manatee.realforeclose.com, beginning at 11:00 A.M. on the 28th 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 318, OF POLO RUN PHASE IIC, IID & IIE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE 68, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Also known as 17551 POLO TRAIL, LAKEWOOD RANCH, FL 34211

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 27th 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
May 8, 15, 2026 26-00716M

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

CASE NO.: 412024CA000887CAAXMA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. SABRINA B. CUMMINGS; ISLES AT BAYVIEW HOMEOWNERS ASSOCIATION, INC.; BRUCE E. CUMMINGS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ANGELINA M. COLONNESO as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com at 11:00 AM on the 28 day of May, 2026, the following described property as set forth in said Final Judgment, to wit:

FIRST INSERTION

LOT 22, ISLES AT BAYVIEW PHASE I, SUBPHASES A & B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE(S) 102 THROUGH 121, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PROPERTY ADDRESS: 8634 MERCATOR COURT, PARRISH, FL 34219

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to

you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated this 29 day of April 2026.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-01640
May 8, 15, 2026 26-00717M

FIRST INSERTION

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

CASE NO.: 2025-CA-002154

WESTBAY POINT AND MOORINGS II ASSOCIATION, INC., A Florida nonprofit corporation, Plaintiff, vs.

HARRIET P. DAVIS and FRANKLIN C. DAVIS, Defendants.

Notice is hereby given that pursuant to the Final Judgment of Foreclosure dated April 2, 2026, I will sell to the highest and best bidder for cash at foreclosure sale conducted via Internet at www.manatee.realforeclosure.com at 9:00 a.m. on May 28, 2026, the following described property:

Unit 224, Building 22, Westbay Point & Moorings II, a condominium according to the Declaration of Condominium recorded in Official Records Book 884, Page 804 and re-recorded in Official Records [sic] Book 886, Page 146, and amendments thereto, and as per Plat thereof recorded in Condominium Book 8, Pages 24, 25 and 26, as amended, 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

in accordance with Florida Statutes, Section 45.031

In and for Manatee County: If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 747-1628 or https://www.legalaiddofmanasota.org or Gulfoast Legal Services at (941) 746-6151 or https://www.gulfoastlegal.org. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or https://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 May 1, 2026.
Manatee County Clerk of Court,
Angelina Colonnese
By: Alyssa M. Nohren, Esq.
Fla. Bar No. 0352410
Icard Merrill
2033 Main Street, Suite 600
Sarasota, FL 34237
Phone: 941.366.8100
May 8, 15, 2026 26-00726M

FIRST INSERTION

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

GENERAL CIVIL DIVISION

Case No.: 2026-CA-0438

ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.

CESAR HORACIO ARREGOCES; AMIRA JALAFF; SAWSAN KHALAF, Defendants,

TO: AMIRA JALAFF
10624 Wicker Park Pl
Palmetto, FL 34221

YOU ARE NOTIFIED that an action to enforce a lien on the following property in Manatee County, Florida:

Lot 40 of ARTISAN LAKES ESPLANADE, PHASE V, SUB-PHASES A1, A2, A3, A4 & A5, according to the Plat thereof as recorded in Plat Book 70, Page(s) 67-76, of the Public Records of Manatee County, Florida.

Parcel I.D No.: 604520959
a/k/a 10624 Wicker Park Pl
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Shannon L. Zetrouer, Esq., the Plaintiff's attorney, whose address is 4100 Central Avenue, St. Petersburg, FL 33711 on or before (no later than 30 days from the date of first publication of this notice of action), and to file the original of the

written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded without further notice. Publishing is to take place for two (2) consecutive weeks.

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.legalaiddofmanasota.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.

Signed on this 4/22, 2026.
ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT
BY: (SEAL) K. Gaffney
Deputy Clerk
May 8, 15, 2026 26-00741M

FIRST 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.: 2024CA000322AX

SERVIBANK, SB, Plaintiff, v. BONITA BEGOVICH, et al, Defendant(s).

1. NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on April 22, 2026 and entered in Case No. 2024CA000322AX in the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein BONITA BEGOVICH, CARL BEGOVICH, JODY JONES, UNKNOWN TENANT #1, DEL TIERRA HOMEOWNERS' ASSOCIATION, INC., SECRETARY OF HOUSING AND URBAN DEVELOPMENT, are the Defendants. The Clerk of the Court, ANGELINA ANGEL COLONNESO, will sell to the highest bidder for cash at https://manatee.realforeclose.com on June 3, 2026 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT(S) 376, DEL TIERRA, PHASE 3, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 59, PAGES 151 THROUGH 160, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

and commonly known as: 419 GRIS SKY LN, BRADENTON, FL 34212 (the "Property").
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 WITHIN 60 DAYS AFTER THE SALE.

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

GHDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Jimmy K. Edwards, Esq.
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Any A. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fpleadings@ghidottiberger.com
May 8, 15, 2026 26-00727M

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO.

412025CA001670CAAXMA

WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE OF SMRF TRUST VI-A, Plaintiff, vs.

BRIAN BYCZEK, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT KNOWN AS THE BRIAN BYCZEK LIVING TRUST DATED FEBRUARY 20, 2023 AND BRIAN BYCZEK, et al, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 27, 2026, and entered in 412025CA001670CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE OF SMRF TRUST VI-A is the Plaintiff and SIEDEM LLC; BRIAN BYCZEK A/K/A BRIAN M. BYCZEK; BRIAN BYCZEK A/K/A BRIAN M. BYCZEK, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT KNOWN AS THE BRIAN BYCZEK LIVING TRUST DATED FEBRUARY 20, 2023; UNKNOWN SPOUSE OF BRIAN BYCZEK A/K/A BRIAN M. BYCZEK; RUNAWAY BAY CONDOMINIUM ASSOCIATION, INC. are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on May 27, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT 216, BUILDING F, RUNAWAY BAY CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 884, PAGE 673, AND SUBSEQUENT AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 8, PAGES 8 THROUGH 14, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

1801 GULF DR N UNIT 216, BRADENTON BEACH, FL 34217
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Dated this 3 day of May, 2026.
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
24-262924 - NaP
May 8, 15, 2026 26-00748M

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 4th day of May, 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: /s/ Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepите.com
1091-2661B
May 8, 15, 2026 26-00738M

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

CASE NO.: 2023CA006592

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, SURVIVING SPOUSE, GRANTEE, UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; BRYON MCKNIGHT, JR.; DE'ZUAN BARNES; DIAUJA BLACK; DANIEL BLACK, JR.; DION BLACK; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVEISEES, GRANTEE, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 24, 2026 in Civil Case No. 2023CA006592, of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, SURVIVING SPOUSE, GRANTEE, UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; BRYON MCKNIGHT, JR.; DE'ZUAN BARNES; DIAUJA BLACK; DANIEL BLACK, JR.; DION BLACK; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S)

WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVEISEES, GRANTEE, 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 June 24, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
LOT 33, BLOCK 75, OF COUNTRY CLUB ADDITION TO WHITFIELD ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGES 82, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Dated this 4th day of May, 2026.

FIRST INSERTION

WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVEISEES, GRANTEE, 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 June 24, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
LOT 33, BLOCK 75, OF COUNTRY CLUB ADDITION TO WHITFIELD ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGES 82, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Dated this 4th day of May, 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: /s/ Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepите.com
1091-2661B
May 8, 15, 2026 26-00738M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45

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

CASE NO.: 2025CA002295

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE C-BASS MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2006-CB6, Plaintiff, vs.

CYNTHIA STEPHENS A/K/A CYNTHIA E. STEPHENS; 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, DEVEISEES, GRANTEE, 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 30, 2026 in Civil Case No. 2025CA002295, of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE C-BASS MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2006-CB6 is the Plaintiff, and CYNTHIA STEPHENS A/K/A CYNTHIA E. STEPHENS; 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, DEVEISEES, GRANTEE, OR OTHER CLAIMANTS are Defendants.

DEVEISEES, GRANTEE, 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 August 5, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 10, DRYMAN'S FIRST ADDITION TO BRADENTOWN, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 58, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Dated this 4th day of May, 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: /s/ Kyle King, Esq.
FBN: 990248
Primary E-Mail:
ServiceMail@aldridgepите.com
1221-17468B
May 8, 15, 2026 26-00737M

SUBSCRIBE TO THE BUSINESS OBSERVER
Call: (941) 362-4848 or go to: www.businessobserverfl.com
Business Observer

SUBSEQUENT INSERTIONS

--- ESTATE / PUBLIC SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
CASE NO. 2025 CP 001399
IN RE: ESTATE OF
SARAH J. TJIOE,
Deceased.

The administration of the estate of SARAH J. TJIOE, deceased, whose date of death was May 2, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 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 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 the first publication of this notice is May 1, 2026.

/s/ James C. Tjioe
James C. Tjioe,
Personal Representative
Attorney for Petitioner:
/s/ Sheryl A. Edwards
SHERYL A. EDWARDS, ESQUIRE
Florida Bar No. 0057495
THE EDWARDS LAW FIRM, PL
500 South Washington Boulevard,
Suite 400
Sarasota, FL 34236
Telephone: (941) 363-0110
Facsimile: (941) 952-9111
Email:
sedwards@edwards-lawfirm.com
May 1, 8, 2026 26-00694M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA PROBATE DIVISION
Case No. 2026-CP-852
IN RE: ESTATE OF
GRANT MACDONALD, Deceased.

The administration of the estate of GRANT MACDONALD, deceased, whose date of death was March 9, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W. Bradenton, FL 34205. The names and addresses of the personal representative are set forth below.

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

All other creditors of the decedent and other persons having claims or de-

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

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

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

The date of first publication of this notice is: May 1, 2026.

Signed on this 23 day of April, 2026.
JOHN J. WASKOM
Personal Representative
Florida Bar No. 0962181
ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.
8470 Enterprise Circle, Suite 201
Lakewood Ranch, FL 34202
941-907-0006 Telephone
jwaskom@icardmerrill.com - primary
gbugayev@icardmerrill.com -
secondary
May 1, 8, 2026 26-00685M

SECOND INSERTION

PUBLIC NOTICE 2026 VALUE ADJUSTMENT BOARD APPLICANTS FOR SPECIAL MAGISTRATE

Opportunities now exist for appraisers and attorneys, who are licensed in the State of Florida and meet the following criteria to serve as Special Magistrate(S) to the 2026 Value Adjustment Board, pursuant to Florida Statute 194.035 and Chapter 12D, Florida Administrative Code, for the purpose of taking testimony and making recommendations with regard to:

- The Special Magistrate must meet the following qualifications
 - A Special Magistrate must not be an elected or appointed official of the county.
 - A Special Magistrate must not be an elected or appointed official or employee of a taxing jurisdiction or of the State.
 - During a tax year in which a Special Magistrate serves, her or she must not represent any part before the board in any administrative review of property taxes.
 - All Special Magistrates must meet the qualifications specified in Section 194.035, F.S.
- A Special Magistrate appointed to hear issues of exemption, classifications, and portability assessment difference transfers shall be a member of the Florida Bar, with no less than five years experience in the area of ad valorem taxation and having received training provided by the department, or with no less than three years of such experience and having completed training provided by the department.
- A Special Magistrate appointed to hear issues regarding valuation of real estate shall be a state certified real estate appraiser with not less than five years experience in real property valuation and having received training provided by the department, or with no less than three years of such experience and having completed training provided by the department. A real property valuation Special Magistrate must be certified under Chapter 475, Part II F.S.
 - A Florida certified residential appraiser appointed by the Value Adjustment Board shall only hear petitions on the just valuation of residential real property of one to four residential units and shall not hear petitions on other types of real property.
 - A Florida certified general appraiser appointed by the Value Adjustment Board may hear petitions on the just valuation of any type of real property.
- A Special Magistrate appointed to hear issues regarding valuation of tangible personal property shall be a designated member of a nationally recognized appraiser's organization with no less than five years experience in tangible personal property valuation and having received training provided by the department, or with no less than three years of such experience and having completed training provided by the department.
- All Special Magistrates shall attend or receive an annual training program provided by the department. Special Magistrates substituting two years of experience must show they have completed the training by taking a written examination provided by the department. A Special Magistrate must receive or complete any required training prior to holding hearings.
- The Value Adjustment Board or Board legal counsel must verify a Special Magistrate's qualifications before appointing the Special Magistrate.
 - The selection of a Special Magistrate must be based solely on the experience and qualification of such magistrate, and must not be influenced by any party, or prospective party, to a board proceeding or by an such party with an interest in the outcome of such proceeding. Special Magistrates must adhere to Rule 12D-9.022 FAC., relating to disqualification or recusal.

Please note that hearings will take place October, November and December of 2026, and January and February of 2027. Availability for these dates is necessary for consideration of appointment.

Qualified individuals wishing to apply should submit a resume on or before Friday, June 5, 2026, at 4:30 p.m., to:

Angelina "Angel" Colonnese Value Adjust Board Attn: Vicki Tessmer P.O. Box 25400 Bradenton, FL 34205 (941)741-4058 Or VAB@manateeclerk.com
May 1, 8, 15, 22, 2026 26-00675M

PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386**

and select the appropriate County name from the menu option

or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

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

SECOND INSERTION

NOTICE OF SELF STORAGE
PUBLIC SALE

NOTICE IS HEREBY GIVEN that Big Jim X, LLC intends to sell the Unclaimed Personal Property described below to enforce a lien imposed on said property stored under the Florida Self Storage Facility Act statutes (section 83.801-83.809). The sale will occur as an online auction via www.storage treasures.com on May, 22, 2026 at 10:00am. The sale may be withdrawn at any time without further notice.

Lenard Woolfenden - Unit 3511 - HHG / Boxes / Persnl Itms
May 1, 8, 2026 26-00709M

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. :
412026CP000796CPAXMA
Division : PROBATE
IN RE: ESTATE OF
BEVERLY R. PIERCE
Deceased.

The administration of the estate of BEVERLY R. PIERCE, 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 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 May 1, 2026.

Personal Representative:

JOHNNY ZACK GILES
5316 3rd Ave. West
Palmetto, Florida 34221
Attorney for Personal Representative:
STEPHEN K. BOONE
Attorney
Florida Bar Number: 0371068
BOONE, BOONE & BOONE, P.A.
1001 Avenida Del Circo
VENICE, FL 34285
Telephone: (941) 488-6716
Fax: (941) 488-7079
E-Mail: sboone@boone-law.com
May 1, 8, 2026 26-00708M

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File Number 2026 CP 000868
IN RE: ESTATE OF
LOTA A. MUSHAW,
Deceased.

The administration of the ESTATE OF LOTA A. MUSHAW, deceased, whose date of death was March 30, 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 WITH-

IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's 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 (N) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is May 1st, 2026.

Personal Representative:

LISA N. MUSHAW
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236
Attorney for Personal Representative:
DANIEL L. TULLIDGE
Florida Bar No. 106749
FERGESON SKIPPER, P.A.
1515 Ringling Boulevard, 10th Floor
Sarasota, Florida 34236
(941) 957-1900
dtullidge@fergesonskipper.com
services@fergesonskipper.com
May 1, 8, 2026 26-00707M

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. 2024CA000137
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, vs.
CORY KIMBALL AND SARAH
MORRISON, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 13, 2025, and entered in 2024CA000137 of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein SELENE FINANCE, LP is the Plaintiff and CORY KIMBALL; SARAH MORRISON; UNKNOWN SPOUSE OF CORY KIMBALL are the Defendant(s). Angelina Colonneso as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on May 27, 2026, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 156.06 FEET OF THE FOLLOWING DESCRIBED PARCEL; BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 33 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, THENCE NORTH 3 CHAINS, THENCE WEST 10 CHAINS, THENCE SOUTH 3 CHAINS, THENCE EAST 10 CHAINS TO THE

POINT OF BEGINNING, LESS THE WESTERLY 309.86 FEET THEREOF, ALSO LESS THE ROAD RIGHT OF WAY FOR CENTER ROAD.

- a/k/a: 1703 CENTER RD,
TERRA CEIA, FL 34221

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

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

Dated this 28 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
25-309028 - RaO
May 1, 8, 2026 26-00704M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location(s) indicated:

Auction Date:
05/21/2026
Multiple Facilities - Multiple Units
Extra Space Storage - 4010 State Rd 64 E, Bradenton, FL 34208 - (941)705-9605- @9:30AM
John Schroeder- Tools, household items, furniture, books, electronics.
Nicolas Maciel- Large and small home furnishings.
Extra Space Storage - 5225 Caruso Rd Bradenton, FL 34203- (941)216-0233- @11:00AM
Kristy Weinberg- Household
Extra Space Storage - 1930 Cortez Rd W Bradenton, FL 34207- (941)302-9918- @10:00AM
Christopher Hammaker- Washer/ dryer, futon, misc. household items
Gustavo Barzaga Lescay- Working tools
Extra Space Storage - 5717 14th St W Bradenton, FL 34207- (941)866-6675- @10:00AM
SHIRLEY FERRARO- house hold goods boxes
destiny smith- clothes shoes
Patricia Hudson- Personal property
Miranda Hopper- Household Items
Extra Space Storage - 1721 Cortez Rd W Bradenton, FL 34207- (941)866-8225- @9:30AM Aylani Gonzalez- Personal belongings of loved one who passed away. Clothes, pictures, figurines/vases, etc.
Extra Space Storage - 3708 Manatee Ave W Bradenton, FL 34205- (941)292-2323- @10:00AM
Heather Workman- Household Goods/Furniture, TV/Stereo Equipment, Tools/Appliances
Penny Imfeld- Household Goods/Furniture
Extra Space Storage - 5246 Lena Rd Bradenton, FL 34211- (941)289-3684- @10:00AM
Mallorie Ray- Household Goods
Heather Horridge- Household Goods
Heather Horridge- Household Goods
Extra Space Storage will hold a public auction to sell personal property described belonging to those individuals listed at the location indicated. The auction will be listed and advertised on www.storage treasures.com. Purchase must be made with cash only and paid above referenced facility in order to complete the transaction.
Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
May 1, 8, 2026 26-00682M

THIRD 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

SECOND INSERTION

NOTICE OF ACTION

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

GENERAL JURISDICTION
DIVISION
CASE NO.

412026CA000005CAAXMA

MIDFIRST BANK,

Plaintiff, vs.

**TABATHIA DANIELS A/K/A T.
DANIELS A/K/A TABATHIA
VONSHI GIBBS-DANIELS
A/K/A TABATHIA GIBBS A/K/A
TABATHIA GIBBS-DANIELS, et al.,
Defendants.**

To the following Defendants:
ANY AND ALL UNKNOWN PARTIES
CLAIMING BY, THROUGH,
UNDER, AND AGAINST ELLJAH
DANIELS A/K/A ELLJAH DANIELS
SR., WHETHER SAID UNKNOWN
PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS,
DEVISEES, GRANTEES, OR OTHER
CLAIMANTS

YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 17, AMBER GLEN, A
SUBDIVISION ACCORDING
TO THE PLAT THEREOF RECORDED AT PLAT BOOK 59,
PAGE 187, IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it on McCalla Raymer Leibert Pierce, LLP, Morgan B Lea, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 within thirty (30)

days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and seal of this Court this 29 day of APRIL, 2026.

ANGELINA "ANGEL"
COLONNESO, ESQ.
CLERK OF COURT OF
MANATEE COUNTY
BY: /s/ S./ Bell
Deputy Clerk

25-15355FL
May 1, 8, 2026 26-00706M

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



SAVE TIME

Email your Legal Notice

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

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



--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 2309
IN RE: ESTATE OF
HELENE T. BURTE
Deceased.

The administration of the estate of HELENE T. BURTE, 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 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 90 DAYS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITHIN 90 DAYS 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 May 1, 2026.

Personal Representative:
Madeline Brajuha
12147 Cranston Way
Lakewood Ranch, FL 34211
Email: mimimadds@outlook.com
Attorney for Personal Representative:
By: Nathan T. Reneau, Esq.
FL Bar No.: 1049832
Primary:
nreneau@andersongivens.com
Secondary:
ssmith@andersongivens.com
3556 Bee Ridge Road, Suite 100
Sarasota, Florida 34233
(941) 866-4348
May 1, 8, 2026 26-00702M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
12TH JUDICIAL CIRCUIT IN AND
FOR MANATEE COUNTY,
FLORIDA
FILE NO. 2026 CP 000595 AX
Division PROBATE
IN RE: ESTATE OF
LEON WALTER KWITOWSKI
Deceased.

The administration of the estate of Leon Walter Kwitowski, deceased, whose date of death was January 5, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Judicial Center, 1051 Manatee Ave. W., Bradenton, Florida, 34205. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 May 1, 2026.

Co-Personal Representatives:
Janet Marie Strayer
37544 Parker Hill Rd.
Centerville, PA 16404
Carol Ann Noll
20 S. Wharf Rd.
Mechanicsburg, PA 17055
Attorney for
Co-Personal Representatives:
Stacey Maloney, Esq. 4/22/26
Attorney for
Co-Personal Representatives
Florida Bar Number: 1022354
The Law Office of
Stacey Maloney, PLLC
1990 Main St., Ste. 750
Sarasota, FL 34236
Telephone: (941) 301-8877
E-Mail: stacey@maloneylegalfl.com
May 1, 8, 2026 26-00678M

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 0550
Division Probate
IN RE: ESTATE OF
KATHLEEN M. TORTOLANO
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Kathleen M. Tortolano, deceased, File Number 2026 CP 0550; by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton Florida; that the decedent's date of death was January 30, 2026; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Amedeo Adam Petronio, Jr. as Trustee of the Kathleen M. Tortolano Trust utd 4.9-2025 3729 Gaviota Drive Sun City Center, FL 33573

Beneficiaries of Kathleen M. Tortolano Trust utd 4-9-2025: Joseph Arthur Tortolano 100 Southern Street, #2 Cranston, RI 02920
Amedeo Adam Petronio, Jr. 3729 Gaviota Drive Sun City Center, FL 33573

Kenneth John Tortolano 9 Country Acres Park Dayville, CT 06241
Robert Steven Tortolano 801 Spanish

Cay Drive Merritt Island, FL 32952
Lynne Marie Conaty 443 Dyer Avenue Cranston, RI 02920
Peter Ernest Tortolano 121 Sierra Chase Drive Statesville, NC 28677
Ann Marie Tortolano P.O. Box 298 Saundertown, RI 02874
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is May 1, 2026.

Person Giving Notice:
Amedeo Adam Petronio, Jr.
3729 Gaviota Drive
Sun City Center, FL 33573
Attorney for Person Giving Notice:
Rodney D. Gerling, Esq.
Florida Bar No. 0554340
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East
Bradenton, Florida 34203
Telephone: (941) 756-6600
Email: rgerling@gerlinglawgroup.com
May 1, 8, 2026 26-00690M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
CASE NUMBER: 2026-CP-000904
IN RE: ESTATE OF
STEPHEN MARSHALL BAXTER
Deceased.

The administration of the Estate of STEPHEN MARSHALL BAXTER, whose date of death was October 19, 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 address of the personal representative and personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER ON THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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 served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THREE MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of the first publication of this Notice is May 1, 2026.

Persons giving Notice:
JAMES BAXTER,
Personal Representative
c/o 2033 Main Street, Suite 404
Sarasota, Florida 34237
C. Ted French, Esq.
Attorney for Personal Representative
Florida Bar No 173400
2033 Main Street, Suite 404
Sarasota, Florida 34237
(941) 955-0908 - phone
ted@tedfrench.org
May 1, 8, 2026 26-00677M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 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) 951-1234
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
May 1, 8, 2026 26-00686M

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-722
IN RE: ESTATE OF
DIEGO MEDEROS,
Deceased.

The administration of the estate of DIEGO MEDEROS, deceased, whose date of death was February 21, 2026, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206.

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

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

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

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

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

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

The date of first publication of this notice is: May 1, 2026.

James Mederos
Personal Representative
4 Whitford Drive
Burlington, NJ 08016
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: kcolver@barneswalker.com
Secondary Email:
swix@barneswalker.com
May 1, 8, 2026 26-00683M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
Manatee County,
FLORIDA
PROBATE DIVISION
File No. 2026CP00622
IN RE: ESTATE OF
Georgius Dragon
Deceased.

The administration of the estate of Georgius Dragon, deceased, whose date of death was April 3rd, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue W, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 May 1, 2026.

George M. Dragon
P.O. Address: 3307 North Maple Lane,
Ashtabula, OH 44004
Loren M. Paul, Esq.
Florida Bar No. 0174660
Attorneys for Personal Representative
Baker & Paul
503 Manatee Avenue East
Bradenton, FL 34208
Telephone: 9417470888
Email Addresses:
Rhonda@bpdlawoffice.com
Service@bpdlawoffice.com
May 1, 8, 2026 26-00698M

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-0357
IN RE: ESTATE OF
ERNEST C. MILLIGAN,
Deceased.

The administration of the estate of ERNEST C. MILLIGAN, deceased, whose date of death was April 4, 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, 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 May 1, 2026.

Personal Representative:
BRENDA F. MILLIGAN
5686 25th St Circle E
Bradenton, FL 34203
Attorney for Personal Representative:
Luke X. Johnston, Esquire
Florida Bar No. 1037682
LEE & EVANS, P.A.
2601 Cattlemen Road, Suite 503
Sarasota, Florida 34232
Telephone: (941) 954 0067
Facsimile: (941) 365 1492
Email: ljohnston@leeandevans.com
May 1, 8, 2026 26-00695M

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-0576
IN RE: ESTATE OF
VICTORIA R. FRANKLIN,
also known as
VICTORIA RINGSTAFF
FRANKLIN, and
VICTORIA ANNE FRANKLIN,
Deceased.

The administration of the estate of VICTORIA R. FRANKLIN, also known as VICTORIA RINGSTAFF FRANKLIN, and VICTORIA ANNE FRANKLIN, deceased, whose date of death was January 23, 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 WITH-

IN 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: May 1, 2026.

Matthew Bryan Taylor
Personal Representative
5390 Erie Road
Parrish, FL 34219
Jeffrey S. Goethe
Attorney for Personal Representative
Florida Bar No. 0861420
BARNES WALKER, GOETHE,
PERRON, SHEA & ROBINSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email:
jgoethe@barneswalker.com
Secondary Email:
mschnep@barneswalker.com
May 1, 8, 2026 26-00679M



What is a public notice?

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

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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2026-CA-000476
PARADISE BAY ESTATES, INC., a Florida not-for-profit corporation, Plaintiff, -vs- THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES AND ASSIGNEES CLAIMING BY, THROUGH, UNDER OR AGAINST GARY L. HARRINGTON, deceased, THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES AND ASSIGNEES CLAIMING BY, THROUGH, UNDER OR AGAINST FAITH A. HARRINGTON, deceased, DEBORAH A. DURKEE, DENISE TOTTEN, THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES AND ASSIGNEES CLAIMING BY, THROUGH, UNDER OR AGAINST JOSEPH W. HARRINGTON, PAMELA LAFONTAINE, SARAH HARRINGTON, UNKNOWN PERSON IN POSSESSION, UNITED STATES OF AMERICA INTERNAL REVENUE SERVICE, AND FLORIDA DEPARTMENT OF REVENUE, Defendants.
TO: DEFENDANTS, THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES AND ASSIGNEES CLAIMING BY, THROUGH, UNDER OR AGAINST JOSEPH W. HARRINGTON, deceased, UNKNOWN PERSON IN POSSESSION, DEBORAH A. DURKEE, and DENISE TOTTEN
YOU ARE NOTIFIED that Plaintiff, PARADISE BAY ESTATES, INC. has filed an action seeking to eject you and quiet title to real property identified as 10315 Cortez Road West, Unit 62-2, Bradenton, FL 34210, located in MANATEE County, Florida, and more particularly identified as follows:
Unit #62-2 of PARADISE BAY ESTATES, a Residential Cooperative, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded in

Official Records Book 1446, Pages 7204-7262, of the Public Records of Manatee County, Florida, upon which lies the following double-wide mobile home: MAKE: ANDE YEAR: 1952 VIN: 5317 TITLE: 0010567011 and on or before 30 days from the first date of publication of this Notice, you are required to serve a copy of your written defenses, if any, on Michael E. Schuchat, Esq., Plaintiff's attorney, whose address is Lutz, Bobo & Telfair, P. A., Two North Tamiami Trail, Suite 500, Sarasota, Florida 34236, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.
In and for Manatee County:
If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
WITNESS my hand and the seal of this Court on this 27 day of APRIL, 2026.
Angelina "Angel" Colonnese
CLERK OF THE CIRCUIT COURT
By: (SEAL) K. Gaffney
Deputy Clerk
May 1, 8, 15, 22, 2026 26-00691M

SECOND INSERTION

NOTICE OF ACTION (formal notice by publication)
IN THE CIRCUIT COURT FOR THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2026CP000913AX
IN RE: ESTATE OF ROBERT MANN MCLENDON, Deceased.
TO: Mike Salzbach
YOU ARE NOTIFIED that a Petition for Administration, Notice of Administration, Petition to Waive Bond of Personal Representative, and Inventory has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address is: Scott R. Bugay, Law Offices of Scott R. Bugay, P.A., 2501 Hollywood Blvd. Suite 206, Hollywood, FL 33020 on or before thirty (30) days from the date of this publication, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief de-

manded, without further notice.
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.
May 1, 8, 15, 22, 2026 26-00687M

SECOND INSERTION

NOTICE OF ACTION FOR PETITION FOR DISSOLUTION OF MARRIAGE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2026 DR 0321
IN RE: The Marriage of: KRISTAL JADE TURTON, Petitioner/Wife, v. RICHARD JOHN TURTON, Respondent/Husband.
TO: RICHARD JOHN TURTON
119 East Main Street
Fort Kent, ME 04743
YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Petitioner's attorney, Whitney Coyne, whose address is 1620 Main Street, Suite 5, Sarasota, Florida 34236, on or before the 5 day of JUNE, 2026 and file the original with the clerk of this Court at Clerk of Circuit Court, P.O. Box 25400 Bradenton, FL 34206, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.
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 assis-

stance 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: 04/24/2026.
ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT
P.O. Box 25400
Bradenton, FL 34206
By: (SEAL) C. Gaskin
Deputy Clerk
COYNE LAW, PA
1620 Main St., Suite 5
Sarasota, Florida 34236
(941) 953-5333
wcoyne@lawyersrq.com
/s/ Whitney C. Coyne
Whitney C. Coyne, Esq.
Attorney for Petitioner/Wife
Fla. Bar No.: 603147
May 1, 8, 15, 22, 2026 26-00696M

SECOND INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2025CA002487AX
AMERIHOM MORTGAGE COMPANY, LLC Plaintiff, vs. ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST ORVILLE P. PARISH, WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES OR OTHER CLAIMANTS; et al. Defendants/
TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST ORVILLE P. PARISH, WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES OR OTHER CLAIMANTS WHOSE ADDRESS IS UNKNOWN
MARIE PARISH WHOSE LAST KNOWN ADDRESS IS 11927 MOCCASIN WALLOW ROAD, PARRISH, FL 34219
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property, to-wit:
PARCEL I:
BEGIN AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°56'20" EAST, 294 FEET; THENCE EAST 115 FEET; THENCE N 00°56'20" WEST, 294 FEET; THENCE WEST 115 FEET TO THE POINT OF BEGINNING, LESS 30 FEET ALONG THE NORTH LINE FOR COUNTY ROAD.
PARCEL II:
COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°56'20"

EAST, 294 FEET FOR POINT OF BEGINNING; THENCE CONTINUE S 00°56'20" EAST, 126 FEET; THENCE EAST 135 FEET; THENCE N 00°56'20" WEST, 390 FEET TO THE SOUTH RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD; THENCE WEST ALONG SAID RIGHT OF WAY LINE 20 FEET; THENCE S 00°56'20" EAST, 264 FEET; THENCE WEST 115 FEET TO THE POINT OF BEGINNING.. more commonly known as 11927 MOCCASIN WALLOW ROAD, PARRISH, FL 34219
This action has been filed against you, and you are required to serve a copy of your written defense, if any, to it on Plaintiff's attorney, RUBIN LUBLIN, LLC, whose address is 2313 W. Violet St., Tampa, Florida 33603, on or before 30 days after date of first publication and file the original with the Clerk of the Circuit Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
"In and for Manatee County:
If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
WITNESS my hand and seal of this Court on the 24th day of April, 2026.
ANGELINA COLONNESO
Manatee County, Florida
(SEAL) By: K. Gaffney
Deputy Clerk
May 1, 8, 2026 26-00688M

FOURTH 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

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

SECOND INSERTION

NOTICE OF SHERIFF'S SALE
NOTICE IS HEREBY GIVEN That pursuant to a Writ of Execution issued by the Miami-Dade Circuit Court of Miami-Dade County, Florida, on the 19th day of February, 2026, in the cause wherein Red Lambda Inc was plaintiff(s) and Bahram Yusefzadeh and V2R Group LLC was defendant(s), being case number 2025-006874-CA-01 in said Court, I, Charles R. Wells, as Sheriff of Manatee County, Florida, have this day levied upon all the right, title and interest of the DEFENDANTS, Bahram Yusefzadeh and V2R Group LLC, in and to the following described personal property, to-wit:
Any and all shares of stock, warrants, options, and other derivatives in Red Lambda Inc, held by Bahram Yusefzadeh, including without limitation, the following: (a) 3,000,001 shares of stock as reflected by Stock Certificate No. 3; (b) 237,500 shares of stock as reflected by Stock Certificate No. 5; and (c) 3,544,569 warrants, all as may have been affected by stock splits.
Any and all shares of stock, warrants, options, and other derivatives in Red Lambda Inc, held by V2R Group LLC, a Delaware LLC, (f/k/a V2R Group Inc), including without limitation, the following: (a) 105,000,000 shares of stock as reflected by Stock Certificate No. 1; (b) 28,399,519 shares of stock as reflected by Stock Certificate No. 122; and (c) 212,704 shares of stock as reflected by Stock Certificate No. 191, all as may have been affected by stock splits. No physical certificates for any of the foregoing exists, instead the same are reflected only on the books, records, and ledger of Red Lambda Inc or in other records.
and on the 3rd day of June, 2026, at the Crime Prevention Unit located at 600 US Hwy 301 Blvd West Ste 174, Bradenton, Manatee County, Florida, 34205, at the hour of 10:00 a.m., or as soon thereafter as possible, I will offer the said property for sale at public outcry and will sell the same, **SUBJECT TO ALL TAXES LIENS AND ENCUMBRANCES**, if any, to the highest and best bidder for **CASH IN HAND**, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above described execution.
In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Daniel Sanchez, Manatee County Sheriff's Office, (941) 747-3011 ext. 2339, Monday through Friday, 8:00 a.m. to 5:00 p.m., not later than seven (7) days prior to the proceedings.
CHARLES R. WELLS, SHERIFF MANATEE COUNTY, FLORIDA
By: John Dickerman D.S.
May 1, 8, 15, 22, 2026 26-00689M

and on the 3rd day of June, 2026, at the Crime Prevention Unit located at 600 US Hwy 301 Blvd West Ste 174, Bradenton, Manatee County, Florida, 34205, at the hour of 10:00 a.m., or as soon thereafter as possible, I will offer the said property for sale at public outcry and will sell the same, **SUBJECT TO ALL TAXES LIENS AND ENCUMBRANCES**, if any, to the highest and best bidder for **CASH IN HAND**, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above described execution.
In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Daniel Sanchez, Manatee County Sheriff's Office, (941) 747-3011 ext. 2339, Monday through Friday, 8:00 a.m. to 5:00 p.m., not later than seven (7) days prior to the proceedings.
CHARLES R. WELLS, SHERIFF MANATEE COUNTY, FLORIDA
By: John Dickerman D.S.
May 1, 8, 15, 22, 2026 26-00689M

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. 41-2025-CA-000164
METROPOLITAN LIFE INSURANCE COMPANY, Plaintiff, vs. LOUIS PHILLIPE DILAURO A/K/A LOUIS PHILLIPE SEAMUS DI LAURO, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 27, 2026, and entered in 41-2025-CA-000164 of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein METROPOLITAN LIFE INSURANCE COMPANY is the Plaintiff and LOUIS PHILLIPE DILAURO A/K/A LOUIS PHILLIPE SEAMUS DI LAURO; UNKNOWN SPOUSE OF LOUIS PHILLIPE DILAURO A/K/A LOUIS PHILLIPE SEAMUS DI LAURO are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on May 20, 2026, the following described property as set forth in said Final Judgment, to-wit:
LOT 1 AND THE NORTH 19.75 FEET OF LOT 2, BLOCK L, BEARS'S SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 324, OF THE PUBLIC

RECORDS OF MANATEE COUNTY, FLORIDA.
1302 28TH 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 28 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
24-225246 - NaP
May 1, 8, 2026 26-00703M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.
412025CA003125CAAXMA
THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK as Trustee for FIRST HORIZON ALTERNATIVE MORTGAGE SECURITIES TRUST 2006-AA7, Plaintiff, vs. HARVEY L. SNEED A/K/A HARVEY SNEED; LINDA S. SNEED A/K/A LINDA SNEED; TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK; CARLOS MUNOZ; SIERRA MUNOZ; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)
TO the following Defendant(s):
CARLOS MUNOZ
(LAST KNOWN ADDRESS)
214 N SEYMOUR MESA, ARIZONA 85207
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
SEE EXHIBIT "A"
Exhibit A
LEGAL DESCRIPTION
Situate in Manatee County, Florida, to-wit:
Commencing at the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 28, Township 33 South, Range 19 East, Manatee County, Florida; thence S 89° 49' 09" E., a distance of 15.00 feet to the occupied Right-of-Way line of Spencer Parrish Road for a Point of Beginning; thence N 00° 05' 20" E., along the occupied Right of Way line of Spencer Parrish Road line, a distance of 120.00 feet; thence S 89° 49' 09" E., parallel to the South Line of said Northwest 1/4 of the Northeast 1/4, a distance of 118.62 feet; thence S 00° 05' 70" W, a distance of 20.00 feet; thence S 89° 49' 09" E., parallel to and 100 feet northerly of the South line of said Northwest 1/4 of the Northeast 1/4, a distance of 288.67 feet; thence N 00° 05' 20" E., a distance of 100.00 feet; thence S. 89° 49' 09" E., parallel to and 200.00 feet Northerly of the South line of said Northwest 1/4 of the Northeast 1/4, a distance of 180.32 feet; thence N. 00° 03' 00" W., a distance of 178.71 feet; thence S. 80° 36' 17" E., a distance of 248.91 feet; thence S. 07° 06' 13" W., a distance of 341.34 feet the South line of the Northwest 1/4 of the Northeast 1/4 of said sec-

tion 28. thence N. 89° 49' 09" W., along the South line of the Northwest 1/4 of the Northeast 1/4, a distance of 791.12 feet to the occupied Right of Way line of Spencer Parrish Road to point of beginning.
Containing 160, 105.49 square feet of 3.676 acres, more or less. Be the same, more or less, but subject to all legal highways.
Parcel No. 4207.00005/9
Commonly known as: 7770 Spencer Parrish Road, Parrish, FL 34219
a/k/a 7770 SPENCER PARRISH ROAD, PARRISH, FLORIDA 34219
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 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.
In and for Manatee County:
If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
WITNESS my hand and the seal of this Court this 27 day of APRIL, 2026.
ANGELINA (ANGEL) COLONNESO
As Clerk of the Court
By As Deputy Clerk
Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 25-01739 NML
May 1, 8, 2026 26-00684M

PUBLISH YOUR LEGAL NOTICE
Email legal@businessobserverfl.com
Business Observer