

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of BRADLEY CAMPBELL will, on June 10, 2026, at 10:00 a.m., at 116 Alamanda Lane, Lot #620, Parrish, Manatee County, Florida 34219; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

2001 PALH MOBILE HOME, VIN: PH0613581AFL, TITLE NO.: 0083268476, and VIN: PH0613581BFL, TITLE NO.: 0083268512 and all other personal property located therein

PREPARED BY:

J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#11096-2029)
May 29; June 5, 2026

26-00882M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units. The auction will be held on JUNE 22, 2026 at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

FACILITY 7735 US 41 Palmetto FL 34221

Table with 3 columns: NAME, UNIT, BALANCE. Lists names like JOSEPH FRAYER, TIFFANY SMITH, Bobby Thomas, etc.

26-00861M

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

FACILITY 3602 14th Street West Bradenton, FL 34205

Table with 3 columns: NAME, UNIT, BALANCE. Lists names like Steve Watkins, LaZandra Lewis, etc.

26-00860M

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.StorageTreasures.com on 06/18/26 at 2:30 PM Contents include personal property along with the described belongings to those individuals listed below.

Table with 3 columns: Unit, Name, Contents. Lists units like Unit A8046, Unit C5148, etc.

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

May 29; June 5, 2026 26-00863M

FIRST INSERTION

SOUTHPOINTE OF MANATEE COUNTY COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Southpointe of Manatee County Community Development District ("District") will hold a regular meeting on June 10, 2026 at 11:00 a.m., at the Holiday Inn Express and Suites Bradenton East-Lakewood Ranch, 5464 Lena Road Bradenton, Florida 34211.

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

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

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

District Manager May 29, 2026 26-00879M

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



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION	FIRST INSERTION
<p>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</p> <p>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Beyond the Bra (Beyondthebra.com) located at 1643 142nd Ter E in the City of Parrish, Manatee, FL 34219-1919 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.</p> <p>Dated this 5th day of October, 1987 ColdPhazzCorp Dustin Gaillard May 29, 2026 26-00889M</p>	<p>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</p> <p>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Homeward Support located at 3500 El Conquistador Pkwy, #318 in the City of Bradenton, Manatee, FL 34210 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.</p> <p>Dated this 26th day of May, 2026 Jody Kangas May 29, 2026 26-00884M</p>

FIRST INSERTION	FIRST INSERTION
<p>COLONIAL MANOR MHC HOLDINGS, LLC 900 9TH AVENUE EAST PALMETTO, FL 34221</p> <p>715.105 NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (Certified Mail, Return Receipt Required and by Regular Mail) AND PUBLISHED PURSUANT TO F.S. 709.109(2)</p> <p>TO: Jeffrey I Scherl And Any Unknown Party(s) in Possession 900 9th Avenue E Lot #67 Palmetto, FL 34221 CMRR#: 9589-0710-5270-0136-5681-05 FROM: Colonial Manor MHC Holdings, LLC 900 9th Avenue East Palmetto, FL 34221 Telephone: (941)-722-3191 Cheryl Peake, Manager When you vacated the premises at 900 9TH AVENUE EAST, LOT 30, PALMETTO, FL 34221 the following personal property remained: 1970 MAUVE UNKNOWN MAKE UNKNOWN MODEL DOUBLE WIDE MOBILE HOME, VIN# No. 9464A; Title# No. 0003914343; VIN# No. 9464B; Title# No. 0003914344</p>	<p>and UNIDENTIFIED PERSONAL PROPERTY INSIDE IT. If you own this property, you may claim it at: 900 9th AVENUE EAST, PALMETTO, FL 34221 (Main Office)</p> <p>Unless you pay the reasonable costs of storage and advertising, if any, for all the above described property and take possession of the property which you claim, not later than June 12, 2026 at 11:00 a.m., this property will be sold pursuant to Florida Statutes §715.109.</p> <p>PLEASE NOTE: If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the money.</p> <p>DATE: May 27, 2026 COLONIAL MANOR MHC HOLDINGS, LLC CHERYL PEAKE, PARK MANAGER 900 9th Avenue East Palmetto, FL 34221 (941) 722-3191 May 29; June 5, 2026 26-00890M</p>

FIRST INSERTION	FIRST INSERTION
<p>COLONIAL MANOR MHC HOLDINGS, LLC 900 9TH AVENUE EAST PALMETTO, FL 34221</p> <p>715.105 NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (Certified Mail, Return Receipt Required and by Regular Mail) AND PUBLISHED PURSUANT TO F.S. 709.109(2)</p> <p>TO: Curtis Lee Deerman, Tenant And Any Unknown Party(s) in Possession 900 9th Avenue E Lot #54 Palmetto, FL 34221 CMRR#: 9589-0710-5270-0136-5681-12 FROM: Colonial Manor MHC Holdings, LLC 900 9th Avenue East Palmetto, FL 34221 Telephone: (941)-722-3191 Cheryl Peake, Manager When you vacated the premises at 900 9TH AVENUE EAST, LOT 54, PALMETTO, FL 34221 the following personal property remained: 1970 MAUVE UNKNOWN MAKE UNKNOWN MODEL DOUBLE WIDE MOBILE HOME, VIN# No. FT-23524SL1443A; Title# No. 0003914340; VIN# No. FT-</p>	<p>23524SL1443B; Title# No. 0003914342 and UNIDENTIFIED PERSONAL PROPERTY INSIDE IT. If you own this property, you may claim it at: 900 9th AVENUE EAST, PALMETTO, FL 34221 (Main Office)</p> <p>Unless you pay the reasonable costs of storage and advertising, if any, for all the above described property and take possession of the property which you claim, not later than June 12, 2026 at 11:00 a.m., this property will be sold pursuant to Florida Statutes §715.109.</p> <p>PLEASE NOTE: If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the money.</p> <p>DATE: May 27, 2026 COLONIAL MANOR MHC HOLDINGS, LLC CHERYL PEAKE, PARK MANAGER 900 9th Avenue East Palmetto, FL 34221 (941) 722-3191 May 29; June 5, 2026 26-00891M</p>

FIRST INSERTION	FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 1136 Division Probate IN RE: ESTATE OF JAMES W. GARDNER Deceased.</p> <p>The administration of the estate of James W. Gardner, deceased, whose date of death was April 11, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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.</p> <p>The personal representative has no duty to discover whether any property</p>	<p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is May 29, 2026.</p> <p>Personal Representative: Patricia Gardner 6541 Bayou Hammock Rd Longboat Key, Florida 34209 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: tharrison@dyeharrison.com May 29; June 5, 2026 26-00877M</p>

FIRST INSERTION	FIRST INSERTION
<p>NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES</p> <p>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of REGENERATIVE PERIODONTICS located at: 11009 GATEWOOD DRIVE, UNIT 101 in the city of BRADENTON, FL 34211 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 22nd day of May 2026.</p> <p>OWNER: NATHAN ESTRIN DMD PA 11009 GATEWOOD DRIVE, UNIT 101 BRADENTON, FL 34211 May 29, 2026 26-00880M</p>	<p>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes</p> <p>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Jones Waste Intel located at 16003 E State Road 64, in the County of Manatee, in the City of Bradenton, Florida 34212 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.</p> <p>Dated at Bradenton, Florida, this 26 day of May 2026. JONES PROPERTY MANAGEMENT LLC May 29, 2026 26-00883M</p>

FIRST INSERTION	FIRST INSERTION
<p>COLONIAL MANOR MHC HOLDINGS, LLC 900 9TH AVENUE EAST PALMETTO, FL 34221</p> <p>715.105 NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (Certified Mail, Return Receipt Required and by Regular Mail) AND PUBLISHED PURSUANT TO F.S. 709.109(2)</p> <p>TO: Meshandra A Williams, Henry Lee Spencer And Any Unknown Party(s) in Possession 900 9th Avenue E Lot #30 Palmetto, FL 34221 CMRR#: 9589-0710-5270-0136-5681-29 FROM: Colonial Manor MHC Holdings, LLC 900 9th Avenue East Palmetto, FL 34221 Telephone: (941)-722-3191 Cheryl Peake, Manager When you vacated the premises at 900 9TH AVENUE EAST, LOT 30, PALMETTO, FL 34221 the following personal property remained: 1970 MAUVE UNKNOWN MAKE UNKNOWN MODEL SINGLE WIDE MOBILE HOME, VIN# No. 41G5712E2N13341; Title# No.</p>	<p>0003910434; and UNIDENTIFIED PERSONAL PROPERTY INSIDE IT. If you own this property, you may claim it at: 900 9th AVENUE EAST, PALMETTO, FL 34221 (Main Office)</p> <p>Unless you pay the reasonable costs of storage and advertising, if any, for all the above described property and take possession of the property which you claim, not later than June 12, 2026 at 11:00 a.m., this property will be sold pursuant to Florida Statutes §715.109.</p> <p>PLEASE NOTE: If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the money.</p> <p>DATE: May 27, 2026 COLONIAL MANOR MHC HOLDINGS, LLC CHERYL PEAKE, PARK MANAGER 900 9th Avenue East Palmetto, FL 34221 (941) 722-3191 May 29; June 5, 2026 26-00893M</p>

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<p>COLONIAL MANOR MHC HOLDINGS, LLC 900 9TH AVENUE EAST PALMETTO, FL 34221</p> <p>715.105 NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (Certified Mail, Return Receipt Required and by Regular Mail) AND PUBLISHED PURSUANT TO F.S. 709.109(2)</p> <p>TO: Juan Manuel Reyes, Hector Jurado Donald James Dennis and Any Unknown Party(s) in Possession 900 9th Avenue E Lot #19 Palmetto, FL 34221 CMRR#: 9589-0710-5270-0136-5680-82 Juan Manuel Reyes 1417 11th Street West Bradenton, FL 34205 CMRR#: 9589-0710-5270-0136-5680-68 FROM: Colonial Manor MHC Holdings, LLC 900 9th Avenue East Palmetto, FL 34221 Telephone: (941)-722-3191 Cheryl Peake, Manager When you vacated the premises at 900 9TH AVENUE EAST, LOT 19, PALMETTO, FL 34221 the following personal property remained: 1967 BROADWHITE UNKNOWN MODEL SINGLE</p>	<p>WIDE MOBILE HOME, VIN# No. 6027402; Title #No. 0009411228 and UNIDENTIFIED PERSONAL PROPERTY INSIDE IT. If you own this property, you may claim it at: 900 9th AVENUE EAST, PALMETTO, FL 34221 (Main Office)</p> <p>Unless you pay the reasonable costs of storage and advertising, if any, for all the above described property and take possession of the property which you claim, not later than June 12, 2026 at 11:00 a.m., this property will be sold pursuant to Florida Statutes §715.109.</p> <p>PLEASE NOTE: If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the money.</p> <p>DATE: May 27, 2026 COLONIAL MANOR MHC HOLDINGS, LLC CHERYL PEAKE, PARK MANAGER 900 9th Avenue East Palmetto, FL 34221 (941) 722-3191 May 29; June 5, 2026 26-00892M</p>

FIRST INSERTION	FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 2026-CP-001057 IN RE: ESTATE OF SARAH LOUISE WILLIAMS A/K/A SARAH L. WILLIAMS A/K/A SARAH WILLIAMS A/K/A SARAH L. DEPRENGER, DECEASED.</p> <p>The administration of the estate of SARAH LOUISE WILLIAMS A/K/A SARAH L. WILLIAMS A/K/A SARAH WILLIAMS A/K/A SARAH L. DEPRENGER, deceased, whose date of death was November 15, 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.</p> <p>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 TME OF SERVICE OF A COPY OF</p>	<p>THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of the first publication of this Notice is May 29, 2026.</p> <p>Signed on this 27 day of May, 2026.</p> <p>Personal Representative: BEN DEPRENGER A/K/A BEN MARTIN DEPRENGER 7223 7th Avenue West Bradenton, FL 34209 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 29; June 5, 2026 26-00898M</p>

FIRST INSERTION	FIRST INSERTION
<p>Notice of Public Sale A&W Self Storage Hwy 19 LLC, 4837 US 19, Palmetto, FL 34221. 941-729-1049 Time 9:00 am Sale to be held at Lockerfox.com unit 21, Ronald French, Tools May 29; June 5, 2026 26-00868M</p>	<p>Notice of Public Sale All U Can Self Storage, LLC 6112 28 St. E., Bradenton, FL 34203 941-727-1700 Time 9:00 am Sale to be held at Lockerfox.com A27 Genoeva Lane, A81 Maria Alvarado, A57 John Thompson Household items and tools. May 29; June 5, 2026 26-00869M</p>

FIRST INSERTION	FIRST INSERTION
<p>NOTICE OF PUBLIC SALE Auction Date: 06/18/2026 Multiple Facilities - Multiple Units Extra Space Storage - 4010 State Rd 64 E, Bradenton, FL 34208 - (941)705-9605 - @9:30AM Greg Fields- Clothes and personal items Jonathan Sanz Vondrak- Furniture, household Terisa Gagnon- Photos, seasonal items Extra Space Storage - 1930 Cortez Rd W Bradenton, FL 34207- (941)302-9918- @10:00AM Willy Potier- Boxes Linda Stephenson- 30-40 Boxes, Totes, TV Aaron Henderson- home furnishings, business items, blinds Jose Roberto Ramos Melendez- items for construction business Extra Space Storage - 5305 Manatee Ave W Bradenton, FL 34209- (561)288-4405 - @9:30AM Anaya Lynn- 10 bag of clothes Extra Space Storage - 5717 14th St W Bradenton, FL 34207- (941)866-6675- @10:00AM Willie Johnson- clothing, baskets, personal items</p>	<p>Kristi Hayes-Furniture Extra Space Storage - 1721 Cortez Rd W Bradenton, FL 34207- (941)866-8225- @9:30AM Diamond Phillips- Stuff for 2 bedroom apartment Extra Space Storage - 3708 Manatee Ave W Bradenton, FL 34205 - (941)292-2323- @10:00AM Lydette Quinones- Folded tables tents camping goods Christmas personal items, furniture Arturo Arroyo- Household Goods/Furniture Patrick Hewitt- Household Goods/Furniture, Boxes and Christmas Storage 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 29; June 5, 2026 26-00862M</p>

FIRST INSERTION	FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-001068-AX IN RE: ESTATE OF MARTHA S. GROST, Deceased.</p> <p>The administration of the estate of Martha S. Grost, 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 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.</p> <p>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.</p> <p>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.</p> <p>The personal representative has no</p>	<p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is May 29, 2026.</p> <p>Tracy Allen Wilson P.O. Address: 6113 Saddlehorn Avenue Sarasota, FL 34243 Robert P. Scheb, Esq. Bowman, George, Scheb, Kimbrogh, Koach & Chapman, PA 2750 Ringling Blvd. Suite 3 Sarasota, FL 34237 (941) 366-5510 Florida Bar No. 398519 Email Address: rscheb@bowmangeorge.com Attorneys for Personal Representative May 29; June 5, 2026 26-00876M</p>

FIRST INSERTION	FIRST INSERTION
<p>COLONIAL MANOR MHC HOLDINGS, LLC 900 9TH AVENUE EAST PALMETTO, FL 34221</p> <p>715.105 NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (Certified Mail, Return Receipt Required and by Regular Mail) AND PUBLISHED PURSUANT TO F.S. 709.109(2)</p> <p>TO: Edwin Mallia, Joseph Louis Mallia, James Mallia and Any Unknown Party(s) in Possession 900 9th Avenue E Lot #122 Palmetto, FL 34221 CMRR#: 9589-0710-5270-0136-5680-75 FROM: Colonial Manor MHC Holdings, LLC 900 9th Avenue East Palmetto, FL 34221 Telephone: (941)-722-3191 Cheryl Peake, Manager When you vacated the premises at 900 9TH AVENUE EAST, LOT 122, PALMETTO, FL 34221 the following personal property remained: 1978 MAUVE UNKNOWN MAKE UNKNOWN MODEL DOUBLE WIDE MOBILE HOME, VIN# No. 5470A; Title# No. 0014995675; VIN# No. 5470B; Title# No.</p>	<p>0014995676 and UNIDENTIFIED PERSONAL PROPERTY INSIDE IT. If you own this property, you may claim it at: 900 9th AVENUE EAST, PALMETTO, FL 34221 (Main Office)</p> <p>Unless you pay the reasonable costs of storage and advertising, if any, for all the above described property and take possession of the property which you claim, not later than June 12, 2026 at 11:00 a.m., this property will be sold pursuant to Florida Statutes §715.109.</p> <p>PLEASE NOTE: If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the money.</p> <p>DATE: May 27, 2026 COLONIAL MANOR MHC HOLDINGS, LLC CHERYL PEAKE, PARK MANAGER 900 9th Avenue East Palmetto, FL 34221 (941) 722-3191 May 29; June 5, 2026 26-00894M</p>

--- ESTATE / ACTIONS ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWELFTH JUDICIAL
CIRCUIT COURT IN AND FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2026 CP 816
IN RE: ESTATE OF
JOYCE M. LUDINGTON
Deceased.

The administration of the estate of Joyce M. Ludington, deceased, whose date of death was March 18, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 29, 2026.

Personal Representative:
Jeffrey Martin

319 Bellows Lane
Rocky Point, North Carolina 28457
Attorney for
Personal Representative:
Alicia A. Piro
E-mail Addresses:
alicia@pirolawfl.com
Florida Bar No. 65469
Alicia Piro Law
7719 Holiday Drive
Sarasota, Florida 34231
Telephone: (941) 925-4800
May 29; June 5, 2026 26-00897M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 26-CP-001118
IN RE: ESTATE OF
DENNIS BOZZA a/k/a
DENNIS DEAN BOZZA a/k/a
DENNIS D. BOZZA, Deceased.

The Administration of the Estate of Dennis Bozza a/k/a Dennis Dean Bozza a/k/a Dennis D. Bozza, Deceased, whose date of death was March 28, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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 29, 2026.

Personal Representative:
Bradley Bozza

604 Prospect Street
Franklin, New Hampshire 03235
Attorney for Personal Representative:
Ashly Mae Guernaccini, 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@atcauselaw.com
Secondary E-Mail:
shelby@atcauselaw.com
May 29; June 5, 2026 26-00864M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026-CP-0040
IN RE: ESTATE OF
LOUELLA CATHERINE
ROMESBERG A/K/A LOUELLA
ROMESBERG A/K/A LOUELLA C.
ROMESBERG, Deceased.

The administration of the estate of LOUELLA CATHERINE ROMESBERG A/K/A LOUELLA C. ROMESBERG, deceased, whose date of death was February 14, 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 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 29, 2026.

/S/ CS CYNTHIA SVONAVEC
Personal Representative

3816 Palmwood Bradenton, FL 34208
/S/ JNN
JENNIFER J. HENSLEY, ESQ.
Attorney for Personal Representative
Email Addresses:
jen@jenhensleylaw.com
lisa@jenhensleylaw.com
firm@jenhensleylaw.com
Florida Bar No. 1022202
Hensley Law Offices, LLC
5190 26th Street West, Suite D
Bradenton, Florida 34207-2200
T: (941) 755-8583
May 29; June 5, 2026 26-00870M

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 817
IN RE: ESTATE OF:
JAMES DAVID CAIN, Deceased.

The administration of the estate of James David Cain, deceased, whose date of death was November 23, 2025, File Number 2026-CP-817, 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 has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SER-

VICE 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 claim with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is May 29, 2026.

Personal Representative:
Asher Geden

2808 60th Ave W, Unit 622
Bradenton, FL 34207
Attorney for Personal Representative:
William C. Price, IV
522 12th Street West
Bradenton, FL 34205
(941)-747-8001
Florida Bar No. 1003106
May 29; June 5, 2026 26-00865M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001794-A
IN RE: ESTATE OF
RONALD ROMAN KOWAL,
Deceased.

The administration of the estate of RONALD ROMAN KOWAL, deceased, whose date of death was April 2, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 29, 2026.

JOYCE KOWAL

Personal Representative
14615 Castle Park Terrace
Lakewood Ranch, FL 34202
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
May 29; June 5, 2026 26-00875M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026-CP-1171
Division Probate
IN RE: ESTATE OF
STEPHEN W. MARANCIK
Deceased.

The administration of the estate of Stephen W. Marancik, deceased, whose date of death was April 14, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is May 29, 2026.

Personal Representative:
Thomas Gawron

2616 Averland Loop
North Port, Florida 34287
Attorney for Personal Representative:
Logan Elliott, Attorney
Florida Bar Number: 86459
Elliott Law, P.A.
5105 Manatee Avenue West
Suite 15A
Bradenton, FL 34209
Telephone: (941) 792-0173
Fax: (941) 240-2165
E-Mail: logan@elliottelderlaw.com
May 29; June 5, 2026 26-00871M

FIRST INSERTION

Florida:
Lot 8 and the West 6 feet of Lot 9, Block E, Bay Lake Estates Subdivision Phase II, according to the map or plat thereof, as recorded in Plat Book 20, Page(s) 175 through 178, inclusive, of the Public Records of Manatee County, Florida.
Commonly known as 8608 53rd Ave W, Bradenton, FL 34210 (the "Subject Property").
has been filed against you, and you are required to serve a copy of your written defenses, if any, to Plaintiff's attorney, whose name and address is:

Dakota I. Alvarez, Esq.
Fla. Bar No. 1049450
dakota.alvarez@admortgage.com
AD Mortgage, LLC
899 West Cypress Creek Road
Fort Lauderdale, FL 33309
on or before 30 days from the first day

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
Case No. 412026CP000048CPAXMA
Ref. #: 2026CP000048AX
IN RE: The Estate of
William G. Marshall
Deceased.

The administration of the estate of William G. Marshall, deceased, whose date of death was March 14, 2025, and whose social security number is xxx-xx-8714 is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 29, 2026.

Personal Representative:
JAMES ROBERT MARSHALL

Attorney for Personal Representative:
Paul Christopher Grivas, Esq.
Florida Bar No. 41108
Grivas Law Group, PA
924 7th Avenue East
Bradenton, FL 34208
Email: grivaslaw@gmail.com
Telephone: (941) 251-6030
May 29; June 5, 2026 26-00896M

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-001172
IN RE: ESTATE OF
MEGAN ABSHARI,
DECEASED.

The administration of the estate of MEGAN ABSHARI, deceased, whose date of death was February 22, 2026 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 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 TME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

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

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

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

The date of the first publication of this Notice is May 29, 2026.

Signed on this 26 day of May, 2026.

Personal Representative:
JULIE JACKSON

13327 Upper Manatee River Road
Bradenton, FL 34212
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
Email: jackmanleadings@gmail.com
May 29; June 5, 2026 26-00899M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-1175
IN RE: ESTATE OF
FLORA ANN GRIFFIN,
also known as F. ANN GRIFFIN,
Deceased.

The administration of the estate of FLORA ANN GRIFFIN, also known as F. ANN GRIFFIN, deceased, whose date of death was April 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 29, 2026.

Edward J. Griffin, Jr.
Personal Representative

P.O. Box 54
Basye, VA 22810
Kevin M. Colver
Attorney for Personal Representative
Florida Bar No. 0104450
BARNES WALKER, GOETHE,
PERRON, SHEA & ROBINSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: kcolver@barneswalker.com
Secondary Email:
swix@barneswalker.com
May 29; June 5, 2026 26-00878M

of publication of this notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.
This Notice of Action shall be published once each week for two (2) consecutive weeks in the Business Observer newspaper.

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

If you are a person with a disability who needs any accommodations in

order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
DATED on 5/26, 2026.

ANGEL COLONNESO
Clerk of the Circuit Court
By: /s/ Kris Gaffney
Deputy Clerk

Dakota I. Alvarez, Esq.
Fla. Bar No. 1049450
dakota.alvarez@admortgage.com
AD Mortgage, LLC
899 West Cypress Creek Road
Fort Lauderdale, FL 33309
May 29; June 5, 2026 26-00886M

**HOW TO
PUBLISH YOUR
LEGAL
NOTICE**
IN THE
**BUSINESS
OBSERVER**

**CALL
941-906-9386**
and select the appropriate County
name from the menu option
OR
e-mail legal@businessobserverfl.com

**Business
Observer**

--- ESTATE ---

FIRST INSERTION

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

Division: Probate

Case No.: 2025 CP 002920 AX
IN RE: ESTATE OF**ALEXANDER ZORBA/Deceased.**
The administration of the estate of Alexander Zorba, deceased, whose date of death was January 02, 2025 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representatives and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: May 29, 2026.

Joanne P. Zorba**Personal Representative**

3607 Woodmont Dr.

Parrish, FL 34219

Eric R. Hoonhout, Esq.

Attorney for Personal Representative

Florida Bar No. 0087422

Hoonhout Law, Chartered

1219 South East Avenue, Suite 202

Sarasota, FL 34239

Telephone: (941) 237-0099

Email: Eric@hooonhoutlaw.com

May 29; June 5, 2026 26-00873M

--- ACTIONS / SALES ---

FIRST INSERTION

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

Case No.:

412026CA000989CAAXMA
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS THE TRUSTEE
OF A&D MORTGAGE LLC, A
FLORIDA LIMITED LIABILITY
COMPANY,**Plaintiff, v.****SHERRI BOURNE, et al,****Defendants.**

TO: SHERRI BOURNE

216 Washington Street

Port Clinton, Ohio 43452

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

Lot 8 and the West 6 feet of Lot 9, Block E, Bay Lake Estates Subdivision Phase II, according to the map or plat thereof, as recorded in Plat Book 20, Page(s) 175 through 178, inclusive, of the Public Records of Manatee County, Florida.

Commonly known as 8608 53rd Ave W, Bradenton, FL 34210 (the "Subject Property").

has been filed against you, and you are required to serve a copy of your written defenses, if any, to Plaintiff's attorney, whose name and address is:

Dakota I. Alvarez, Esq.
Fla. Bar No. 1049450
dakota.alvarez@admortgage.comAD Mortgage, LLC
899 West Cypress Creek Road
Fort Lauderdale, FL 33309

on or before 30 days from the first day of publication of this notice and file the

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

This Notice of Action shall be published once each week for two (2) consecutive weeks in the Business Observer newspaper.

In and for Manatee County:

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

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

DATED on 5/26, 2026.

ANGEL COLONNESO

Clerk of the Circuit Court

By: /s/ Kris Gaffney

Deputy Clerk

Dakota I. Alvarez, Esq.
Fla. Bar No. 1049450
dakota.alvarez@admortgage.comAD Mortgage, LLC
899 West Cypress Creek Road
Fort Lauderdale, FL 33309

May 29; June 5, 2026 26-00885M

FIRST INSERTION

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

CASE NO.

412026CA000680CAAXMA
RESORT SIXTY-SIX OWNERS
ASSOCIATION, INC.,**Plaintiff, vs.****MICHELLE HUE, et al,****Defendants.**

TO THE FOLLOWING DEFENDANTS WHOSE RESIDENCES ARE UNKNOWN:

COUNT I: ALAN BLAKE LOGUE, deceased any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against ALAN BLAKE LOGUE, 10 BORDEAUX CT, OAKWOOD HILLS, IL 60013 - An 1/1,508th undivided interest in the real property described in the Declaration of Covenants, Conditions and Restrictions of Resort Sixty-Six, a time share plan (the "Declaration") as recorded in Official Records Book 1233, Page 0247 of Public Records of Manatee County, Florida, together with all improvements, easements, rights, privileges and appurtenances pertaining thereto, which ownership interest shall entitle Grantee to possession of Unit 224 during Unit Week 24 described in the Declaration.

The above-named Defendant(s) is/are not known to be dead or alive and/or, if dead, the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants, by, through under or against said Defendants and all parties having or claiming to have any right, title or interest in the property described Above. YOU ARE HEREBY NOTIFIED of the institution of the above-styled foreclosure proceedings by the Plaintiff upon the filing of a complaint to foreclose a claim of lien and for other relief relative to the property described in each count above AND you are required to serve a copy of your written defenses, if any to

the complaint, upon Tara C. Early, Esq., Early Law, P.A., 5950 Hazeltine National Drive, Suite 650, Orlando, FL 32822, attorneys for the Plaintiff, within thirty (30) days from the first date of publication, and file the original with the Clerk of the above-styled Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

In and for Manatee County:

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

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

DATED on this 22 day of MAY, 2026

Angelina "Angel" Colonnese

As Clerk of the Court

BY: /s/ Giselle Maya

Deputy Clerk

Tara C. Early, Esq.
Florida Bar #0173355
Early Law, P.A.
5950 Hazeltine National Drive,
Suite 650
Orlando, FL 32822Ph. (407)425-3121 Fx (407) 425-4105
E-mail: tsf@gse-law.com
RRCOL01-NOA

May 29; June 5, 2026 26-00881M

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.

412024CA001308CAAXMA**ROCKET MORTGAGE, LLC F/K/A****QUICKEN LOANS, LLC,****Plaintiff, vs.****SETH CRAFT, et al.****Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 05, 2025, and entered in 412024CA001308CAAXMA of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and SETH CRAFT are the Defendant(s). Angelina 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 June 17, 2026, the following described property as set forth in said Final Judgment, to wit:

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

on or before 30 days from first pub, 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 Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011 or 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 5/18, 2026.

ANGELINA COLONNESO, ESQ.
CLERK OF THE CIRCUIT COURT

By: K. Gaffney (SEAL)

DEPUTY CLERK

SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd., Suite 302
Boca Raton, FL 33431Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff

May 29; June 5, 2026 26-00867M

FIRST INSERTION

NOTICE OF ACTION;
CONSTRUCTIVE SERVICE -
PROPERTYIN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT OF
THE STATE OF FLORIDA, IN AND
FOR MANATEE COUNTY, CIVIL
DIVISION

CASE NO.: 2026CA000444

LAKEVIEW LOAN SERVICING,**LLC,****Plaintiff, vs.****BLAINE MILES STEVENSON****A/K/A BLAINE M. STEVENSON;****et al.,****Defendants.**

TO: MARNETTE STEVENSON; 305 S 3RD ST, SELAH, WA 98942

BLAINE MILES STEVENSON A/K/A BLAINE M. STEVENSON; 2317 E PARKWAY DR, MOUNT VERNON, WA 98273

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

UNIT 5956 OF PEBBLE SPRINGS CONDOMINIUM CLUSTER V, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 972, PAGE 883, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERE-TO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

Also known as 5956 7TH AVE W, BRADENTON, FL 34209.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431,

FIRST INSERTION

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

GENERAL JURISDICTION

DIVISION

CASE NO.

412024CA000928CAAXMA**THE SECOND BAYSHORE****CONDOMINIUM ASSOCIATION,****INC., A FLORIDA NOT FOR****PROFIT CORPORATION,****Plaintiff, V.****TERI L. JOHNSON- MATRONI,****ET AL.,****DEFENDANTS.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 27, 2025, and entered in Case No. 412024CA000928CAAXMA of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein THE SECOND BAYSHORE CONDOMINIUM ASSOCIATION, INC. is Plaintiff, and TERI L. JOHNSON- MATRONI, UNKNOWN SPOUSE OF TERI L. JOHNSON- MATRONI, UNKNOWN TENANT NO. 1 IN POSSESSION OF SUBJECT PROPERTY N/K/A BRANDON REVELL and UNKNOWN TENANT NO. 2 IN POSSESSION OF SUBJECT PROPERTY are Defendants, I will sell to the highest and best bidder for cash:

[X] www.manatee.realforeclose.com, the Clerk's website for online auctions, at 11:00 A.M., on the 17th day of June, 2026 the following described property as set forth in said Final Judgment, to wit:

Unit C-21, Building C of The Second Bayshore Condominium, Section 13, a Condominium, according to The Declaration of

DA.

2207 12TH ST W, BRADENTON, FL 34205

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

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

DATED this 26 day of May, 2026.

ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE & PARTNERS,
PLLC

Attorney for Plaintiff

6409 Congress Ave., Suite 100
Boca Raton, FL 33487Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.comBy: /s/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com

24-223028 - EuE

May 29; June 5, 2026 26-00887M

FIRST INSERTION

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

CASE NO.: 2023-CA-005502

PENNYMAC LOAN SERVICES,**LLC,****Plaintiff, v.****CHRISTOPHER WILLIAM LEE****SCOTT A/K/A CHRISTOPHER****WILLIAM SCOTT, et al.,****Defendants.**

NOTICE is hereby given that Angelina "Angel" Colonnese, Clerk of the Circuit Court of Manatee County, Florida, will on July 1, 2026, at 11:00 a.m. ET, via the online auction site at www.manatee.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Manatee County, Florida, to wit:

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

Property Address: 5143 Creekside Trail, Sarasota, FL 34243

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date

of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.

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.

SUBMITTED on this 26th day of May, 2026.

TIFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for PlaintiffOF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789Telephone: (205) 930-5200
Facsimile: (407) 712-9201
May 29; June 5, 2026 26-00888M

FIRST INSERTION

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

GENERAL JURISDICTION

DIVISION

CASE NO:

412025CA001265CAAXMA**PENNYMAC LOAN SERVICES,****LLC,****Plaintiff, vs.****GARY A. KUEHN A/K/A GARY****ANTON KUEHN; STATE****OF FLORIDA; UNKNOWN****SPOUSE OF GARY L. KUEHN****A/K/A GARY LEROY KUEHN;****UNKNOWN SPOUSE OF GARY****A. KUEHN A/K/A GARY ANTON****KUEHN; UNKNOWN HEIRS,****BENEFICIARIES, DEVISEES,****ASSIGNEES, LIENORS,****CREDITORS, TRUSTEES AND ALL****OTHERS WHO MAY CLAIM AN****INTEREST IN THE ESTATE OF****GARY L. KUEHN A/K/A GARY****LEROY KUEHN; BILLIE JO****JONES; UNKNOWN SPOUSE OF****BILLIE JO JONES; UNKNOWN****TENANT #1; UNKNOWN TENANT****#2,****Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to Mortgage Foreclosure dated May 19, 2026 entered in Civil Case No. 412025CA001265CAAXMA of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and GARY A. KUEHN, et al, are Defendants. The Clerk, ANGELINA M. COLONNESO, shall sell to the highest and best bidder for cash at MANATEE County's On-Line Public Auction website: https://manatee.realforeclose.com, at 11:00 AM on September 23, 2026, in accordance with Chapter 45, Florida Statutes, the following described prop-

erty located in MANATEE County, Florida, as set forth in said Uniform Consent Final Judgment of Mortgage Foreclosure to-wit:

LOT 8, BLOCK 1, GARDEN HEIGHTS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 94, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

**NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-001059-AX
IN RE: ESTATE OF
VIVIENNE H. JEFFERIES
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 VIVIENNE H. JEFFERIES, deceased, File Number 2026-CP-001059-AX, by the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205; that the decedent's date of death was March 17, 2026; that the total value of the estate is \$75,000 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Ian Malcolm Jefferies, as Trustee of The Vivienne H. Jefferies Living Trust dated January 9, 1995
111 Pisgah Rd
Oxford, CT 06478

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court

WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is May 22, 2026.

**Personal Representative:
IAN MALCOLM JEFFERIES**
111 Pisgah Road
Oxford, CT 06478

Attorney for Person Giving Notice
Neil R. Covert, Esquire
Attorney

Florida Bar Number: 227285
Neil R. Covert, P.A.

311 Park Place Blvd., Ste. 180
Clearwater, Florida 33759

Telephone: (727) 449-8200

Fax: (727) 450-2190

E-Mail: ncovert@covertlaw.com

Secondary E-Mail:
service@covertlaw.com

May 22, 29, 2026 26-00833M

SECOND INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026CP000034AX
IN RE: ESTATE OF
STEPHEN ERIC SANDSTROM
Deceased.**

The administration of the estate of Stephen Eric Sandstrom, deceased, whose date of death was December 2, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W., Bradenton, Florida 34205. 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 22, 2026.

**Personal Representative:
Afton Coleman**
4725 Edgemont Drive
Jonesboro, Arkansas 72405

Attorney for Personal Representative:
Shelly A. Gallagher
Attorney

Florida Bar Number: 0046371

3411 Magic Oak Lane
Sarasota, FL 34232

Telephone: (941) 312-5202

Fax: (941) 952-1094

E-Mail: sgesq@shellygallagherlaw.com

May 22, 29, 2026 26-00844M

SECOND INSERTION

**NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026-CP-000923
Division Probate
IN RE: ESTATE OF
JANICE PERMENTIER MILLER
a/k/a JANICE P. MILLER a/k/a
JANICE MAE PERMENTIER
MILLER
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 JANICE PERMENTIER MILLER a/k/a JANICE P. MILLER a/k/a JANICE MAE PERMENTIER MILLER, deceased, File Number 2026-CP-000923, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was November 4, 2025; that the total value of the estate is \$13,878.84 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
LORETTA P. IRONS

c/o Jenna Kyle Meltzer

802 11th Street West

Bradenton, Florida 34205

ALL INTERESTED PERSONS ARE

NOTIFIED THAT:

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

The date of first publication of this Notice is May 22, 2026.

**Person Giving Notice:
LORETTA P. IRONS
c/o Jenna Kyle Meltzer**
802 11th Street West
Bradenton, Florida 34205

Attorney for Person Giving Notice
JENNA KYLE MELTZER, Attorney

Florida Bar Number: 1028517

Blalock Walters, P.A.

802 11th Street West
Bradenton, Florida 34205-7734

Telephone: (941) 748-0100

E-Mail: jmelzter@blalockwalters.com

Secondary E-Mail:
jschembri@blalockwalters.com

Alternate Secondary E-Mail:
mchapman@blalockwalters.com

May 22, 29, 2026 26-00846M

SECOND INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-1049
IN RE: ESTATE OF
RICHARD BRUCE DAVIS
Deceased.**

The administration of the estate of RICHARD BRUCE DAVIS, deceased, whose date of death was September 21, 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 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 22, 2026.

**Personal Representative:
Richard A. Davis**
9604 Cortez Road W.
Unit 336
Bradenton, Florida 34210

Attorney for Personal Representative:
CHARLES J. PRATT, JR., Attorney

Florida Bar Number: 319171

DYE HARRISON KNOWLES

HAMRICK KIRKLAND PLLC

DEPAOLA & JOHNSON, PLLC

410 43rd Street West, Suite N
BRADENTON, FL 34209

(941) 746-1167

cpratt@dye-harrison.com

May 22, 29, 2026 26-00828M

SECOND INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 577
IN RE: ESTATE OF
CAROL G. TAPPE,
Deceased.**

The administration of the estate of CAROL G. TAPPE, deceased, whose date of death was FEBRUARY 8, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is MAY 22, 2026.

**Personal Representative
James Tappe**
310 East Spring Street
Zelenople, PA 16063

Attorney for Personal Representative
William Shaffer, Esq.

Bouziane Shaffer, LLC
Attorney for Petitioner

Florida Bar No. 65952

In a joint venture with
Hamilton Price, P.A.

2400 Manatee Ave. W.
Bradenton, FL 34205

Telephone: 941-748-0550

Email: Will@hamiltonpricelaw.com

Secondary Email:
Tara@hamiltonpricelaw.com

May 22, 29, 2026 26-00827M

SECOND INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 2026-CP-1088
Division: Probate
IN RE: ESTATE OF
MICHAEL KRISTOF, Deceased.**

The administration of the estate of Michael Kristof, deceased, whose date of death was March 28, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 22, 2026.

**Personal Representative:
Sarasota Private Trust Company**
240 South Pineapple Avenue;
Suite 501
Sarasota, FL 34236

Attorney for Personal Representative:
Forrest J. Bass, Attorney

Florida Bar Number: 68197

Farr Law Firm, PA

99 Nesbit Street

Punta Gorda, FL 33950

Telephone: (941) 639-1158

Fax: (941) 639-0028

E-mail: fbass@farr.com

Secondary E-Mail:
msleeper@farr.com and
probate@farr.com

May 22, 29, 2026 26-00832M

SECOND INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000490
Division Probate
IN RE: ESTATE OF
CHARLES H. RESNICK
Deceased.**

The administration of the estate of CHARLES H. RESNICK, deceased, whose date of death was January 20, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is May 22, 2026.

**Personal Representative:
Andrew M. Resnick**
43 Winter Street
Portland, Maine 04102

Attorney for Personal Representative:
Gary W. Peal, Esquire

Attorney for Personal Representative
Florida Bar Number: 0438650

Berlin Patten Ebling PLLC

3700 S Tamiami Trail #200

Sarasota, Florida 34239

Telephone: (941) 954-9991

Fax: (941) 954-9992

E-Mail: gpeal@berlinpatten.com

Secondary E-Mail:
slindsay@berlinpatten.com

May 22, 29, 2026 26-00815M

SECOND INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026-CP-000248
IN RE: ESTATE OF
MARGARETA ANNILIESE
KRUEGER, a/k/a
MARGARETA A. KRUEGER
Deceased.**

The administration of the estate of MARGARETA ANNILIESE KRUEGER, a/k/a MARGARETA A. KRUEGER, deceased, whose date of death was July 15, 2024, 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 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 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

as described in 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.

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 22, 2026.

**Personal Representative:
DONNA I. SOBEL**
4900 Manatee Avenue West, Suite 206
Bradenton, Florida 34209

Attorney for Personal Representative:
DONNA I. SOBEL, ESQUIRE

Attorney

Florida Bar Number 370096

4900 Manatee Avenue W., Suite 206
Bradenton, FL 34209

Telephone: (941) 747-0001

Facsimile: (941) 746-2094

E-Mail: donna@sobelattorneys.com

Secondary E-Mail:
scharles@sobelattorneys.com

May 22, 29, 2026 26-00811M

SECOND INSERTION

**NOTICE TO CREDITORS
IN THE TWELFTH JUDICIAL
CIRCUIT COURT IN AND FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000273
IN RE: ESTATE OF
RITA MARY CARNEY,
Deceased.**

The administration of the estate of Rita Mary Carney, deceased, whose date of death was January 26, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/05/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: 1957 SKYL mobile home bearing vehicle identification number 4163, and all personal items located inside the mobile home. Last Tenant: Dennis James Burmeister, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Dennis James Burmeister, and Unknown Party or Parties in Possession. Sale to be held at: Trade Winds Mobile Home Park, 5917 14th Street West, Lot No. 301, Bradenton, Florida 34207, (978-728-1658).
May 22, 29, 2026 26-00849M

FOURTH 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 PI#24192.0270/6 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

THIRD INSERTION

NOTICE OF ACTION FOR PUBLICATION

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

Case No.: 2026DR1104

Division: 3

IN RE THE MARRIAGE OF:

MAIRA ENID GONZALEZ

MORELL,

Petitioner, and

FERNANDO MARTINEZ

CARMONA,

Respondent

To: Fernando Martinez Carmona
YOU ARE NOTIFIED that an action for Dissolution of Marriage, including claims for dissolution of marriage, payment of debts, division of real and personal property, and for payments of support, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on William Galarza, Esq., Petitioner's attorney, whose address is 6151 Lake Osprey Drive, Suite 300, Sarasota, FL 34240, on or before 06/22/2026, and file the original with the clerk of this court at Manatee County Courthouse, 1115 Manatee Ave W, Bradenton, FL 34205, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of

documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

In and for Manatee County:

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

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

DATED This 11 day of May, 2026

Angelina Colonnese
Manatee County Clerk
of The Circuit Court

CLERK OF THE CIRCUIT COURT
By: /s/ T Leblanc
Deputy Clerk
May 15, 22, 29; June 5, 2026 26-00802M

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Bidding: All bidding will take place online at StorageTreasures.com on June 12, 2026, at 11:00 AM EST. Property will be sold to the highest bidder.

7001 - 8400 Cortez Rd, Bradenton, FL 34210 - 941-491-0148; Charles Burns-Totes, mini-fridge, box of DVD's, music mixer, speakers, TV, computer monitors, tool bags with knee pads. IMPORTANT - Unit contains a vehicle which isn't included in the sale. Julian Johnson- Totes, clothes, personal items, bedding, furniture, speaker, barbells, dog crate, rug.

7007 - 4305 32nd St., Bradenton, FL 34205 - 941-491-0109; agata hatka- Battery charger, tote, rug, bicycle parts. Perdomo Yajaira- Clothing, bags, box fan, mattress, box spring, tv's, mirror, entertainment center, luggage. Shawn Bradley- Bicycles, boxes, bags, swords, wooden shelf.

7008 - 3760 Cortez Rd W, Bradenton, FL 34210 - 941-491-0083; claire dewhurst- 2 boxes, totes, duffel bag. Terri Skidmore Porter- mattress, boxes, totes, basket, clothes, paper towels.

7020 - 4660 53rd Ave East, Bradenton, FL 34203 - 941-307-7616; Carmella Constantinou- Tools, Boxes, Bags, Totes, Furniture, Toys, Cooler, Aquarium, Bar stools, Coffee table, Metal shelf, Corner shelf, Axe, Patio curtains, Paint roller frame, Picture frame, Buckets of tools, Folding table. Charlotte Burgess- Boxes, Bed frame, Table & chairs, Wall art, Metal shelves, Wooden cabinet, Fans, Lamps, Kids toys, Xmas stuff. Misc furniture, Misc items. Liquidation Sales- Gym bags, Totes, Clothes, Boots, Bags, Ironing board, Basket. Dexica Barton- Sectional Couch, Ottoman, Clothes, Clothes basket, Stainless steel pot, Purses.

8028 - 6403 E State Rd 64, Bradenton, FL 34208 - 941-941-451-5939; Lawrence Funsch- Lawn equipment, tools, mower, gun safe back pack sprayer, industrial fan tools. Cherry Martinez- clothes, cooler, dresser, luggage, boxes, bags, misc. Brandon Lopez- rubber flooring, clothes, tile cutter, tools, computer, tv screen. Arturo Vivaldo- bags, clothing, totes.

7103 - 10415 Portal Crossing, Bradenton, FL 34211 - 941-491-0117; Mark Gallegos- Big screen TV, Giant stuffed Bear, Clothes, Mattress, Wall art, Bags, Totes.

7106 - 1102 53rd Ave West, Bradenton, FL 34207 - 941-347-9604; Lisa Ortega-Arcade machines, Metal shelf, Totes, Tiedown straps, Hand truck dolly, Shop Vac, Computer monitor, Folding table. Lisa Ortega- Refrigerator, Arcade machines, Office chairs, Bar stools. Lisa Ortega- Arcade Machines, Folding table. Neana Holloway- Christmas decorations, Mirror, Fan, Dehumidifier, Sony stereo, Totes, Cushions, Giraffe Statue, Printer, Painting. Lisa Ortega- Dresser, Wicker table, Armoire, Coffee tables, Foot locker, Lamps, Wicker chairs, Art work, Boxes, Sign. Dan DeLong- Table saws, Engine hoist, Truck bumper, Pressure cleaner, Tile saw, Tarps, Furniture dolly, Tool bag, Buckets, Safe, Copper tubing, Metal scaffold cat walk, Bed frame, Misc wood.
May 22, 29, 2026 26-00830M

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE

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

CASE NO.: 2025 CA 002774 AX
DATA MORTGAGE INC., DBA
ESSEX MORTGAGE

Plaintiff, v.

Anne Danner, et al.

Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order on Plaintiff's Motion to Reschedule Sale and a Final Judgment of Foreclosure dated March 26, 2026, and entered in Case No. 2025 CA 002774 AX of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein DATA MORTGAGE INC., DBA ESSEX MORTGAGE, is Plaintiff, and Anne Danner, et al. are Defendants, the clerk, Angelina Angel Colonnese, will sell to the highest and best bidder for cash, beginning at 11:00 AM manatee.realforeclose.com, in accordance with Chapter 45, Florida Statutes, on the July 1, 2026, of the following described property as set forth in said Final Judgment, to wit:

Begin at the Northeast corner of Southwest 1/4 of Northeast 1/4 of Section 11, Township 35 South, Range 17 East, thence run West 44.3 feet thence South 666 feet for the Point of Beginning, thence East 114 feet, thence North 83.25 feet, thence West 114 feet thence South 83.25 feet to the Point of Beginning, lying and being in Manatee County, Florida; Also described as Lot 7,

PARK ACRES, UNIT NO. 1, according to the plat thereof as recorded in Plat Book 11, Page 68, of the Public Records of Manatee County, Florida.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk no later than the date that the clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the lis pendens may claim the surplus.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

DATE: May 12, 2026

Orlans Law Group PLLC
Attorneys for Plaintiff
621 S. Federal Highway, Suite 10
Fort Lauderdale, FL 33301
Tel (561) 576-6893
Fax (561) 576-6894 ext. 1565
FLForeclosure@orlans.com
By: /s/ Heather L. Griffiths
Heather L. Griffiths
FL Bar #91444
Orlans #25-010516
May 22, 29, 2026 26-00829M

SECOND INSERTION

NOTICE OF SALE

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

CIRCUIT CIVIL DIVISION

CASE NO.: 2026-CC-000141

DUVAL LENDING AT, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, AS TRUSTEE OF ORLANDO ASSET ONE TRUST,

Plaintiff, vs. OAKS HOLDING 34639 LLC,

Defendant.

NOTICE IS HEREBY GIVEN , pursuant to an Order of Final Judgement of foreclosure dated May 11, 2026, and entered in Case No.: 2026-CC-000141, of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein the property will sell to the highest and best bidder for cash at https://manatee.realforeclose.com , the Clerk's website for on-line auctions at 11:00 a.m. on the 10th day of June, 2026 , the following described property as set forth in said Order or Final Judgement, to wit:

(LEGAL DESCRIPTION)
LOT 16, UNIT 9, WOODS OF WHITFIELD, UNITS 8 & 9, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGES 12 THROUGH 14 OF

THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PROPERTY ADDRESS: 904 CYPRESS WOOD LANE, SARASOTA, FL

The above is to be published in Business Observer. 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 sixty (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 provisions of certain assistance. Please contact ADA Coordinator at least 7 days before your scheduled appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Respectfully Submitted,
Charles R. Pinson, Esq.
Pinson Law, P.A.
7821 N. Dale Mabry Hwy, Ste 110
Tampa, FL 33614
Phone: (813) 574-7736
Fax: (813) 200-1057
Charles@pinsonlawpa.com
Fla. Bar No.: 125279
Attorney for Plaintiff
May 22, 29, 2026 26-00804M

SECOND INSERTION

NOTICE OF SALE

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

CASE NO: 2025-CC-3495

COUNTRY CLUB/EDGEWATER VILLAGE ASSOCIATION, INC., a not-for-profit Florida corporation,

Plaintiff, vs.

MICHAEL TILDEN BEASLEY; UNKNOWN SPOUSE OF MICHAEL TILDEN BEASLEY; AND UNKNOWN TENANT(S),

Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Manatee County, Florida, Clerk of Court will sell all the property situated in Manatee County, Florida described as:

Lot 29, LAKEWOOD RANCH COUNTRY CLUB VILLAGE, SUBPHASE D, UNIT 3A, A/K/A GLENEAGLES, a subdivision according to the Plat thereof as recorded in Plat Book 32, Pages 177 through 180, of the Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid. Property Address: 7706 U.S. Open Loop, Lakewood Ranch, FL 34202

at public sale, to the highest and best bidder, for cash, via the Internet at www.manatee.realforeclose.com at 10:00 A.M. on JULY 16, 2026

IF THIS PROPERTY IS SOLD AT

PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER 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.

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.
MANKIN LAW GROUP
BRANDON K. MULLIS, ESQ.
Email: Service@MankinLawGroup.com
Attorney for Plaintiff
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
(727) 725-0559
FBN: 23217
May 22, 29, 2026 26-00817M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/05/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1966 DONA mobile home bearing vehicle identification number 502553 and all personal items located inside the mobile home. Last Tenant: Lori Lynn Decker, Lori Lynn Decker, as the Personal Representative of the Estate of Stanley Richard Kosierowski, Stanley Richard Kosierowski and Unknown Party or Parties in Possession. Sale to be held at: Palm Village, 3528 14th Street West, Bradenton, Florida 34205, 941-748-5224.
May 22, 29, 2026 26-00842M

SECOND INSERTION

NOTICE OF ACTION

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

CASE NO.: 2026CA000730

WELLS FARGO BANK, N.A.,

Plaintiff, vs.

JOSEF LISKA; JANA LISKOVA;

et al.,

Defendant(s).

TO: Josef Liska

Last Known Residence: 7207 Cleary Ter Bradenton, FL 34209-5813

TO: Jana Liskova

Last Known Residence: 7207 Cleary Ter Bradenton, FL 34209-5813

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

LOT 238 PALMA SOLA TRACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 146, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, WITHIN 30 DAYS FROM THE FIRST DATE OF PUBLICATION, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately 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 5/14/2026.

Angelina Colonnese
Manatee County Clerk
of The Circuit Court
As Clerk of the Court

By: (SEAL) S Bell As Deputy Clerk
1113-063B
Ref# 17823
May 22, 29, 2026 26-00822M

SECOND INSERTION

NOTICE OF ACTION

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

CASE NO. 2026 CA 0536

CHRISTENSON LLC

Plaintiff, vs.

MARC S. BARLOW

Defendant.

TO: THE UNKNOWN HEIRS OF MARC S. BARLOW

7740 Talisman Dr.

Port Richey, FL 34668

YOU ARE NOTIFIED that an action for adverse possession and to quiet title on the following property in Manatee County, Florida:

THE SOUTH 20 FEET OF LOT 4, BLOCK H, OF LA SELVA PARK AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA (OR 2298/1638) PI # 15619.0010/9

has been filed against the above defendants and you are required to serve a copy of your written defenses, if any, on or before July 6, 2026, on Mark A. Nelson, Law Office of Mark A. Nelson P.A. 2424 Manatee Ave. W., Bradenton, FL 34205, 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.

FOURTH 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

This action shall be published once each week for four consecutive weeks in the Business Observer, Manatee County, FL.

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: May 15th 2026

ANGELINA COLONNESA
CLERK OF THE CIRCUIT COURT

By: (SEAL) K. Gaffney
Deputy Clerk

May 22, 29; June 5, 12, 2026 26-00824M

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of DORIS MCCAULEY and SYLVESTER FLOWERS, will, on June 3, 2026, at 10:00 a.m., at 3715 14TH Street West, Lot #310, Bradenton, Manatee County, Florida 34205; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1966 CHAM MOBILE HOME, VIN: 0653581404, TITLE NO.: 0001899696 and all other personal property located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#4337-11021)

May 22, 29, 2026 26-00843M

LV20906_V11

SAVE TIME

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

Q&A

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

LV18237_V13

--- ACTIONS / SALES / ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
File No. 2026-CP-001046 AX
Probate Division
IN RE: ESTATE OF
Constance C. Novak, Deceased.

The administration of the estate of Constance C. Novak, 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 Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is May 22, 2026.

Personal Representative:

Christopher A. Novak
2011 37th Street West
Bradenton, FL 34205

Attorney for Personal Representative:
Michael M. Hamrick

Email Address:
mhamrick@dyeharrison.com

CGODFREY@DYEHARRISON.COM

Florida Bar No. 0290556

Dye Harrison Knowles Hamrick
Kirkland Pratt DePaola & Johnson,
PLLC

410 43rd Street West, Suite N
Bradenton, FL 34209

Telephone: 941-747-1871

May 22, 29, 2026 26-00848M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR MANATEE
COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO.
412025CA001677CAAXMA
FREEDOM MORTGAGE
CORPORATION,
Plaintiff, vs.
LOUWIGIE GRACIA, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 29, 2026 in Civil Case No. 412025CA001677CAAXMA of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Manatee County, Bradenton, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Louwige Gracia, et al., are Defendants, the Clerk of Court, ANGELINA "ANGEL" COLONNESO, ESQ., will sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 17th day of June, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 328, Lexington, Phase IV, as

per the map or plat thereof, as recorded in Plat Book 45, Page 12, of the Public Records of Manatee County, Florida.

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

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

By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff

225 East Robinson Street, Suite 155
Orlando, FL 32801

Phone: (407) 674-1850

Fax: (321) 248-0420

Email: MRSservice@mccalla.com

Fla. Bar No.: 146803

25-12819FL

May 22, 29, 2026 26-00857M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 2025CC004482
ARBOR OAKS PROPERTY
OWNERS ASSOCIATION, INC., a
Florida not-for-profit corporation,
Plaintiff, vs.
BENJAMIN LADISLAO GODOY,
et al.
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment for Lien Foreclosure dated May 12, 2026, and entered in Case No. 2025CC004482 of the County Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, the Clerk of the Court, Angelina Colonnese, will publicly sell to the highest and best bidder for cash at www.manatee.realforeclose.com beginning at 11:00 AM on June 23, 2026, the following described property:

LOT 20, ARBOR OAKS, PHASE I, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 147, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the Lis Pendens, must file a claim before the Clerk of the Court reports the surplus as unclaimed.

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

Dated this 19 day of May 2026.

NAJMY THOMPSON, P.L.

/s/ Kari L. Martin

Kari L. Martin

Florida Bar No. 092862

1401 8th Avenue West

Bradenton, Florida 34205

Telephone: (941) 748-2216

Facsimile: (941) 748-2218

Service Email:

service.KM@najmythompson.com

Correspondence only:

kmartin@najmythompson.com;

Secondary:

bmiller@najmythompson.com

Attorney for Plaintiff

May 22, 29, 2026

26-00837M

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)

IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026-CP-001008
Division Probate
IN RE: ESTATE OF
MARY ANN MARINO 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 MARY ANN MARINO, deceased, File Number 2026-CP-001008, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue, Bradenton, Florida 34205; that the decedent's date of death was April 16, 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
ROBERT MICHAEL MARINO
1255 Iris Lake Drive, Apt 305
Tampa, FL 33619

MARY BETH SANCHO
4740 20th Road North, #4408
Arlington, VA 22207

CHRISTOPHER JOHN MARINO
900 Patrick Henry Drive
Arlington, VA 22205

MARK THOMAS MARINO
9065 SW 157th Avenue
Beaverton, OR 97007

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration

must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is May 22, 2026.

Personal Giving Notice:

ROBERT MICHAEL MARINO

c/o Jenifer S. Schembri

802 11th Street West

Bradenton, Florida 34205

Attorney for Person Giving Notice:

JENIFER S. SCHEMBRI

Attorney for Petitioner

Florida Bar Number: 154458

Blalock Walters, P.A.

802 11th Street West

Bradenton, Florida 34205-7734

Telephone: (941) 748-0100

E-Mail:

jschembri@blalockwalters.com

Secondary E-Mail:

jmeltzer@blalockwalters.com

Alternate Secondary E-Mail:

mchapman@blalockwalters.com

May 22, 29, 2026 26-00845M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000947-AX
Division Probate
IN RE: ESTATE OF
AMY L. ROBERTS
Deceased.

The administration of the estate of AMY L. ROBERTS, deceased, whose date of death was June 27, 2025 and 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

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

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

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

The date of first publication of this notice is May 22, 2026.

Personal Representative:

Millard J. Roberts
11315 80th St. East,
Parrish, FL 34219

Attorney for Personal Representative:

F. Gant McCloud, Attorney

Florida Bar Number: 0072163

F. GANT MCCLOUD, P.A.

1605 Main Street, Suite 900

Sarasota, FL 34236

Telephone: (941) 957-9330

E-Mail: gant@

boardcertifiedestateplanning.com

May 22, 29, 2026 26-00856M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
Case No.: 2026 CA 000761 AX
Agency Case No.: 2025-025133
IN RE: FORFEITURE OF:
SIX THOUSAND THREE
HUNDRED EIGHTY-SIX
DOLLARS (\$6,386.00) IN U.S.
CURRENCY

TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED:

YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Petitioner, Manatee County Sheriff's Office, on the following property in Manatee County, Florida SIX THOUSAND THREE HUNDRED EIGHTY-SIX DOLLARS (\$6,386.00) IN U.S. CURRENCY, and you are required to serve a copy of your written defenses to it, if any, on the Attorney for Petitioner, Brian A. Iten, General Counsel, Manatee County Sheriff's Office, at the address of 600 Hwy. 301 Blvd. W., Ste. 202, Bradenton, FL 34205 within 20 days after last publication of this Notice and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against

you for the relief demanded in the Complaint.

In and for Manatee County: If you cannot afford an attorney, contact Gulcoast Legal Services at (941) 746-6151 or www.gulcoastlegal.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: 5/20/2026

ANGELINA COLONNESO,
CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA

1115 Manatee Avenue West

Bradenton, FL 34205

BY: (SEAL) K. Gaffney

Deputy Clerk

May 22, 29, 2026 26-00847M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 2025CC004581
BAYSHORE ON THE LAKE
CONDOMINIUM APARTMENTS,
PHASE II, OWNERS
ASSOCIATION, INC., a Florida
not-for-profit corporation,
Plaintiff, vs.
ROBERT G. CHRISTIE, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment for Lien Foreclosure dated April 13, 2026, and entered in Case No. 2025CC004581 of the County Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, the Clerk of the Court, Angelina Colonnese, will publicly sell to the highest and best bidder for cash at www.manatee.realforeclose.com beginning at 11:00 AM on June 24, 2026, the following described property:

UNIT NO. 218, BUILDING K, BAYSHORE-ON-THE-LAKE CONDOMINIUM APARTMENTS, PHASE II, SECTION 3, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 993, PAGE 656, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 11, PAGE 50, OF THE

PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

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

Dated this 19 day of May 2026.

NAJMY THOMPSON, P.L.

/s/ Kari L. Martin

Kari L. Martin

Florida Bar No. 092862

1401 8th Avenue West

Bradenton, Florida 34205

Telephone: (941) 748-2216

Facsimile: (941) 748-2218

Service Email:

service.KM@najmythompson.com

Correspondence only:

kmartin@najmythompson.com;

Secondary:

bmiller@najmythompson.com

Attorney for Plaintiff

May 22, 29, 2026 26-00838M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT, IN AND
FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION: B
CASE NO.: 412025001955
U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.
DAENA BERDEJO; FLORIDA
HOUSING FINANCE
CORPORATION; UNITED
STATES OF AMERICA ACTING
ON BEHALF OF THE SECRETARY
OF HOUSING AND URBAN
DEVELOPMENT; UNKNOWN
SPOUSE OF DAENA BERDEJO;
UNKNOWN SPOUSE OF JESSICA
BERDEJO; JESSICA BERDEJO;
UNKNOWN TENANT
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ANGELINA M. COLONNESO as the Clerk of the Circuit Court for MANATEE County shall sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com at 11:00 AM on the 10 day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 46 AND 47, LESS THE NORTHERLY 22.30 FEET OF SAID LOT 47 OF RESURVEY ATTACHED TO DEED BOOK 310, PAGE 48, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, OF LOT 109 AND LOTS 44 TO 101, INCLUSIVE, OF ORANGE RIDGE SUBDIVISION, WHICH PLAT APPEARS OF RECORD IN PLAT BOOK 4, PAGE 52, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI-

DA. PROPERTY ADDRESS: 2400

3RD ST E, BRADENTON, FL

34208

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 18 day of May 2026.

By: /s/ Lindsay Maisonet

Lindsay Maisonet, Esq.

Bar Number: 93156

Submitted by:

De Cubas & Lewis, P.A.

PO Box 5026

Fort Lauderdale, FL 33310

Telephone: (954) 453-0365

Facsimile: (954) 771-6052

Toll Free: 1-800-441-2438

DESIGNATED PRIMARY E-MAIL

FOR SERVICE PURSUANT TO FLA.

R. JUD. ADMIN 2.516

eservice@decubaslewis.com

25-03526

--- ACTIONS / SALES ---

SECOND INSERTION

**NOTICE OF ACTION
TERMINATION OF PARENTAL
RIGHTS**
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY
CASE NO. 2014-DP-1116 Div.J

**IN THE INTEREST OF:
B.M.B. DOB: 5/4/2017,
MINOR CHILD**

TO: Nicole Blandino, address unknown
YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: B.M.B. born on 5/4/2017. You are hereby commanded to appear on June 30, 2026, at 10:00 AM before the Honorable Gilbert A. Smith, Jr. at the Manatee County Judicial Center Courtroom 3A 1051 Manatee Ave. W Bradenton, Florida 34206, for an ADVISORY HEARING.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS 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.

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 as Clerk of said Court and the Seal thereof, this 6 day of May, 2026.

Angelina Colonnese,
Clerk of Court
By: (SEAL) C. Gaskin
As Deputy Clerk
May 22, 29; June 5, 12, 2026
26-00812M

SECOND INSERTION

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

Case No.: 2026 CA 001188 AX
Agency Case No.: 2026-007050

**IN RE: FORFEITURE OF:
TWELVE THOUSAND ONE
HUNDRED EIGHTY-ONE
DOLLARS (\$12,181.00) IN U.S.
CURRENCY**

TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED:

YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Petitioner, Manatee County Sheriff's Office, on the following property in Manatee County, Florida: TWELVE THOUSAND ONE HUNDRED EIGHTY-ONE DOLLARS (\$12,181.00) IN U.S. CURRENCY, and you are required to serve a copy of your written defenses to it, if any, on the Attorney for Petitioner, Brian A. Iten, General Counsel, Manatee County Sheriff's Office, at the address of 600 Hwy. 301 Blvd. W, Ste. 202, Bradenton, FL 34205 within 20 days after last publication of this Notice and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately

thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

In and for Manatee County:
If you cannot afford an attorney, contact 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: MAY 15, 2026
ANGELINA COLONNESCO, CLERK
OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA
1115 Manatee Avenue West
Bradenton, FL 34205
May 22, 29 2026 26-00823M

SECOND INSERTION

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

CIVIL DIVISION
CASE NO. 2016-CA-000235

**U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE OF
NEW RESIDENTIAL MORTGAGE
LOAN TRUST 2020-NPL2,**

Plaintiff, vs.
**ALEXANDER L. PRESH A A/K/A
ALEXANDER PRESH A; BRANDIA
S. PRESH A A/K/A BRANDIA
PRESH A; ULONDA J. SCOTT
A/K/A ULONDA SCOTT; TAMIKA
PRESH A; CLERK OF THE
CIRCUIT COURT OF MANATEE
COUNTY, FLORIDA; STATE OF
FLORIDA; UNKNOWN TENANT
NO. 1; UNKNOWN TENANT NO.
2; and ALL UNKNOWN PARTIES
CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO
THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant Uniform Final Judgment of Mortgage Foreclosure dated May 7, 2026, and entered in Case No. 2016-CA-000235 of the Circuit Court in and for Manatee County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF NEW RESIDENTIAL MORTGAGE LOAN TRUST 2020-NPL2 is Plaintiff and ALEXANDER L. PRESH A A/K/A ALEXANDER PRESH A; BRANDIA S. PRESH A A/K/A BRANDIA PRESH A; ULONDA J. SCOTT A/K/A ULONDA SCOTT; TAMIKA PRESH A; CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA; STATE OF FLORIDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE

PROPERTY HEREIN DESCRIBED, are Defendants, ANGELINA "ANGEL" COLONNESCO, Clerk of the Circuit Court, will sell to the highest and best bidder for cash website of www.manatee.realforeclose.com, 11:00 a.m., on June 24, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 16, LAURELWOOD SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 171 AND 172 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

If you are a person with a disability who needs any accommodations in order to participate in this proceedings, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact ADA Coordinator at least 7 days before your scheduled appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

DATED May 15, 2026.
By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1446-178744 / PC1
May 22, 29, 2026 26-00825M

SECOND INSERTION

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

CASE NO. 2025CA000597AX
**BENWORTH CAPITAL PARTNERS
PR LLC, a Puerto Rico Limited
Liability Company**

Plaintiffs, v.
**J&W LEGACY HOLDING LLC, a
Florida Limited Liability Company,
CAPE TOWN VILLAGE
CONDOMINIUM ASSOCIATION,
INC., a Florida Corporation Not for
Profit; JEFFERY C. STEPHENS,
an individual; WALTER LOOS, an
individual, and J DOE; et, al
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant Consent Judgment of Foreclosure entered May 6, 2026 in CASE NO. 2025CA000597AX in the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida wherein INDOCAN INVESTMENT (USA) CORPORATION, a Florida Corporation (owning 100%) by and through as Plaintiff and J&W LEGACY HOLDING LLC, a Florida Limited Liability Company; CAPE TOWN VILLAGE CONDOMINIUM ASSOCIATION, INC., a Florida Corporation Not for Profit; JEFFERY C. STEPHENS, an individual; WALTER LOOS, an individual, and J DOE n/k/a Julie Kirkwood, and all others in possession if any; et, al, as Defendants, and as required by Statute 45.031(2), Angelina Colonnese, Esq., Clerk of the Circuit Court shall sell to the highest and best bidder for cash at electronic sale beginning at 11:00 AM on June 9, 2026 at www.manatee.realforeclose.com (website), the following described property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

UNIT NO.23, OF CAPE TOWN VILLAGE, PHASE 1, A LAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THERE-

OF, RECORDED IN OFFICIAL RECORDS BOOK 1431, PAGE 4309, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS

a/k/a at 2309 64th STREET W, BRADENTON, FL 34209.

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 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 14th day of May, 2026

Submitted by:
Albert D. Rey, Esquire of
Albert D. Rey, P.A.
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May 22, 29, 2026 26-00816M

**CHARLOTTE
COUNTY LEGAL
NOTICES**

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units. The auction will be held on JUNE 22, 2026 at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

NAME	UNIT	BALANCE
Tammy Gillet	1003	267.8
Jenny Rodriguez	2085	751.7
Juan Cartaya	3001	167.8
Mark Evans	4004	957.6
Walter Jack	1027	777.8
Jessica Perez	6019	675.8
Vicki Gonzalez Ortiz	2072	409.9
Toni Aguiar	#2043	\$331.80

May 29; June 5, 2026 26-00611T

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storage-treasures.com on 06/18/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

2165	Elizabeth Fitzgerald	Clothing, Boxes, Table
932	Steven Baird	Boxes, Tools, Furniture
909	Nathan Rose	Furniture, Boxes
454	Richard Finan	Boxes, Tools, Furniture
229	Kyle Tucker	Boxes, Furniture, Electronics
428	Lonna Dull	Boxes, Furniture

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

May 29; June 5, 2026 26-00612T

FIRST INSERTION

NOTICE OF CHANGE

**REGARDING THE AMENDED DESIGN AND SPECIFICATION MANUAL,
VOLUMES 1, 2, 3, AND APPENDIX OF THE BABCOCK RANCH
COMMUNITY INDEPENDENT SPECIAL DISTRICT**

In accordance with Chapter 2007-306, *Laws of Florida*, as amended ("Act") and subparagraph 120.54(3)(d)1, F.S., the Babcock Ranch Community Independent Special District ("District") hereby gives notice of change to its proposed amendments to the Babcock Ranch Community Independent Special District Design and Specification Manual, Volumes 1, 2, 3, and Appendix (collectively, the "Proposed Rule"). The Proposed Rule number is 2026-37. Prior notice of rulemaking relative to the Proposed Rule was published in the Florida Administrative Register on May 26, 2026.

Changes have been made to Volume 2 to include additional requirements for wet wells. Such changes include an updated diagram in the specifications and updates to page numbers within the table of contents. For more information regarding the Proposed Rule or for a full copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, cerbonec@whhassociates.com ("District Manager's Office") or by visiting the District's website at <http://www.babcockranchliving.com/153/Independent-Special-District>.

Cindy Cerbone, District Manager
Babcock Ranch Community Independent Special District
May 29, 2026 26-00626T

**CHARLOTTE
COUNTY LEGAL
NOTICES**

--- SALES ---

FIRST INSERTION

**AMENDED NOTICE OF SALE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL ACTION
Case No.: 25001169CC**

**CHARLOTTE COUNTY
HABITAT FOR HUMANITY, INC.,
A Florida not-for-profit corporation,
Plaintiff, v.**

**AARON DIDONATO;
CHARLOTTE COUNTY, FLORIDA,
A POLITICAL SUBDIVISION OF
THE STATE OF FLORIDA; AND
ANY AND ALL UNKNOWN
PARTIES CLAIMING BY,
THROUGH, UNDER, AND
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANTS WHO
ARE NOT KNOWN TO BE DEAD
OR ALIVE, WHETHER SAID
UNKNOWN PARTIES MAY CLAIM
AN INTEREST AS SPOUSES,
HEIRS, DEVISEES, GRANTEES,
OR OTHER CLAIMANTS; and
UNKNOWN TENANTS #1 and #2,
the name being fictitious to account
for parties in possession,
Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated May 1, 2026 and entered in Case No. 25-1169-CA of the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein CHARLOTTE COUNTY HABITAT FOR HUMANITY, INC., a Florida not-for-profit corporation, is the Plaintiff; and the above-named parties are the Defendants.

The Clerk shall sell the property at public sale to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 a.m. on the 26th day of June, 2026, the following

described properties as set forth in said Final Judgment, to wit:

Lot 11, Block 3420, PORT CHARLOTTE SUBDIVISION, Section 73, a Subdivision according to the Plat thereof recorded in Plat Book 6, Pages 29A through 29G, of the Public Records of Charlotte County, Florida.

IF YOU ARE A SUBORDINATE LIEN-HOLDER 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.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this day of 05/27/2026.

ROGER D. EATON
Clerk of Court
BY: (SEAL) B. Lackey
Deputy Clerk

Kelsey J. Veitengruber, Esq.,
Farr Law Firm,
99 Nesbit Street,
Punta Gorda, FL 33950
(941) 505-9963
033043.0987
May 29; June 5, 2026 26-00629T

--- PUBLIC SALES ---

FIRST INSERTION

**BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT
NOTICE OF RULEMAKING PUBLIC HEARINGS FOR ADOPTION OF THE
AMENDED DESIGN AND SPECIFICATION MANUAL, VOLUMES 1, 2, 3,
AND APPENDIX AND ADOPTION OF THE AMENDED WATER
UTILITIES POLICIES MANUAL AND REGULAR BOARD MEETING**

In accordance with Chapter 2007-306, *Laws of Florida*, as amended ("Act"), the Babcock Ranch Community Independent Special District ("District") hereby gives notice of its intent to adopt its proposed amended Design and Specification Manual, Volumes 1, 2, 3, and Appendix and the Water Utilities Policies Manual (the "Proposed Rules"). The Proposed Rule numbers are 2026-37 and 2026-38. Prior notice of rule development relative to the Proposed Rules was published in the Florida Administrative Register on May 19, 2026.

A public hearing will be conducted by the Governing Board ("Board") of the District on the following date, time and place to adopt the Proposed Rules:

Date and Time:	June 25, 2026 at 4:00 p.m.
Place:	Babcock Ranch Field House Cafeteria 43281 Cypress Parkway Babcock Ranch, Florida 33982

Pursuant to Section 6(60)(e) of the Act, the Proposed Rules will not require legislative ratification. The specific grant of rulemaking authority for the adoption of the Proposed Rules includes Section 6(6)(e), Chapter 2007-306, *Laws of Florida*, as amended. The specific laws implemented in the Proposed Rules include, but are not limited to, Sections 3(3), 6(6)(j), and 6(6)(r), Chapter 2007-306, *Laws of Florida*, as amended, and Sections 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, Florida Statutes.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rules. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rules, or for a copy of the Proposed Rules and the related incorporated documents, if any, please contact the District Manager c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, cerbonec@whhassociates.com ("District Manager's Office") or by visiting the District's website at <http://www.babcockranchliving.com/153/Independent-Special-District>.

The purpose and effect of the Proposed Rules are to update such rules to provide for efficient and effective District operations. The full text of the Proposed Rules are available upon request from the District Manager's Office.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager's Office.

Cindy Cerbone, District Manager
Babcock Ranch Community Independent Special District
May 29, 2026 26-00625T

**HOW TO
PUBLISH YOUR
LEGAL
NOTICE**
IN THE BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County
name from the menu option
or e-mail legal@businessobserverfl.com

Business
Observer