MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Woodwork & Design by AJ located at 6710 36th Avenue E Lot 159 in the City of Palmetto, Manatee, FL 34221 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 24th day of June, 2026
Andrew Franck
July 3, 2026 26-01098M

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Alyien located at 8452 Miramar Way in the City of Lakewood Ranch, Manatee, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 26th day of June, 2026
SRQ Technologies LLC
July 3, 2026 26-01115M

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Jolday located at 8452 Miramar Way in the City of Lakewood Ranch, Manatee, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 26th day of June, 2026
SRQ Technologies LLC
July 3, 2026 26-01116M

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Rosebloom located at 8452 Miramar Way in the City of Lakewood Ranch, Manatee, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 26th day of June, 2026
SRQ Technologies LLC
July 3, 2026 26-01117M

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Holiday CVS, L.L.C., 14470 SR 64 E, Bradenton, FL 34212, desiring to engage in business under the fictitious name of CVS Pharmacy #11618, with its principal place of business in the State of Florida in the County of Manatee, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.
July 3, 2026 26-01109M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/17/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1962 DELV mobile home vehicle identification number 41142310 and all personal items located inside the mobile home. Last Tenant: Denise Myers. Sale to be held at: Plaza Estates, 3701 14th Street W, Lot No. 6, Bradenton, Florida 34205, (941) 263-4610.
July 3, 10, 2026 26-01118M

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, Saltmeadows Community Development District ("**District**") hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is ROP-2026-1.

The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010.

Jordan Lansford, District Manager
Saltmeadows Community Development District
July 3, 2026 26-01128M

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES NORTHLAKE STEWARDSHIP DISTRICT

The Northlake Stewardship District ("District") requests Applications for Qualification from firms interested in providing landscape and irrigation maintenance services ("RFQ" or "Pre-qualification"). To be eligible to submit a response to this RFQ, firms must: i) hold all required applicable state and federal licenses in good standing and ii) be authorized to do business in Manatee County and the State of Florida.

Applicants may request an Application for Qualification from the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or via email to contic@whhassociates.com beginning **July 6, 2026**, after **12:00 p.m.** Applicants must submit one (1) electronic copy (PDF format on a USB flash drive), by **5:00 p.m.** on **August 5, 2026, to** contic@whhassociates.com. Title the e-mail submittal for responses as: "APPLICATION FOR PRE-QUALIFICATION – NORTHLAKE LANDSCAPE AND IRRIGATION SERVICES."

Qualified firms will be selected and pre-qualified based on experience, qualifications of personnel, and ability to perform landscape and irrigation maintenance services. Packages will be reviewed and rated by a committee appointed by the District Governing Board promptly after receipt of the submittals, with final selections expected to be made at a publicly noticed Governing Board meeting held shortly thereafter.

At that time, all qualified firms may be assigned a project qualification and aggregate dollar limit for work under District contracts. All applicants will be promptly notified after the firms are selected. The pre-qualification decisions of the Governing Board shall be valid for a period of three (3) years, after which the Governing Board may either extend the pre-qualification period for an additional two (2) years or open the pre-qualification process again, at its sole discretion. The District reserves the right to waive any informality in the qualifications submitted, to reject any and all qualifications submitted and to advertise for the services.

Pre-qualified firms will be eligible to bid on landscape and irrigation maintenance projects subject to the qualified applicant's approved project classification and aggregate limit. Failure to pre-qualify may preclude the District from awarding contracts or considering proposals for landscape and irrigation maintenance services with non-qualified firms.

APPLICANTS, BY SUBMITTING ITS PRE-QUALIFICATION STATEMENT FOR THE DISTRICT'S CONSIDERATION, ACKNOWLEDGES AND AGREES THAT THE NORTHLAKE STEWARDSHIP DISTRICT CAN TERMINATE OR SUSPEND ITS USE OF THE PRE-QUALIFIED VENDORS LIST FOR LANDSCAPE AND IRRIGATION MAINTENANCE PROJECTS AT ANY TIME AND RESERVES THE RIGHT TO FURTHER COMPETITIVELY PROCURE LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES IN THE FUTURE IF DETERMINED TO BE IN THE BEST INTERESTS OF THE DISTRICT.

Any protest regarding the Pre-qualification, including but not limited to protests relating to this RFQ notice, the RFQ instructions, the RFQ criteria and package, the scope of work for which Pre-qualification is sought, or any other issues or items relating to the Pre-qualification (collectively, "RFQ Documents") must be filed in writing with the District within seventy-two (72) hours (excluding Saturdays, Sundays and state holidays) after the first advertisement of the notice of the District's ranking, and shall file a formal written protest within seven (7) days (including Saturdays, Sundays and state holidays) after the date of filing of the notice of protest. The formal written protest shall state with particularity facts and law upon which the protest is based. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the RFQ Documents under Florida law and in accordance with Rule 3.11 of the District's Rules of Procedure, as amended. You may obtain a copy of the District's Rules of Procedure by contacting the District Manager's Office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010, during normal business hours.

Any and all questions relative to this Pre-qualification shall be directed in writing by e-mail only to
contic@whhassociates.com with cc to myahn@sunscapeconsulting.com. **All questions must be received by July 27, 2026 at 5:00 p.m. (ETS) to be considered**. The District reserves the right, in its sole discretion, to determine which questions will be answered and, only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the applicant shall be responsible for all such queries.

Cindy Cerbone, District Manager
July 3, 2026 26-01119M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units. The auction will be held on JULY 23, 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.

Auction will be held online at, storagetreasures.com
7735 US 41
Palmetto FL 34221

NAME	UNIT	BALANCE
AIMEE CROOK	**1097**	**286.7**
Nicole Chinchilla	**2210**	**179.9**
Kelsie Stanley	**135**	**309.9**
JENNIFER ESPINOZA	**1012**	**277.8**
William Gibson	**123**	**314.9**
SARANA CHAVEZ CANO	**206**	**639.8**

July 3, 10, 2026 26-01094M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Auction Date:
07/23/2026
Multiple Facilities - Multiple Units
Extra Space Storage - 4010 E SR 64 Bradenton, FL 34208 - (941)705-9605- @9:30AM
Bobbi-Jo Sperry - Household Items
Dukens Jeudy - king bed dresser sofa clothing
Nikia Poag - Clothes shoes etc
Marie Collins - Household items
George Ribbon - home items
Eugene Sperman - Household Goods
Extra Space Storage - 5225 Caruso Rd, Bradenton, FL 34203 - (941)216-0233- @11:00AM
zarria marion - Designee cloths, designing tools, cloths, manikins
Extra Space Storage - 1930 Cortez Rd W Bradenton, FL 34207- (941)302-9918- @10:00AM
Chloe Carnegie - 3 tvs Tv stand Dining room table 3 mattress Boxes Grill
Billy Wetherington - Household Goods
Sheila McDaniel - household items
Extra Space Storage - 5305 Manatee Ave W Bradenton, FL 34209 - (561)288-4405- @9:30AM
Cheri Lee Matthews, CPPM, CRHC - bedroom furniture household items
Sarana Chavez - Clothes baby stuff toys
Extra Space Storage - 5717 14th St W Bradenton, FL 34207- (941)866-6675- @10:00AM
Luis Patino - Furniture, tools, household items
Luke Poulin - tools, clothing
Vineeta Williams - Migrating from a 10x15 at a competitor
Patricia Hudson - Personal property
Markendrick Falkner - Furniture pads, dollies and furniture
Michael Douglas - Household items, 60 boxes
Lisa Peterson - house hold and tools
Extra Space Storage - 1721 Cortez Rd W Bradenton, FL 34207- (941)866-8225- @9:30AM
rolando dominguez - Tv , clothe , furniture , house items
Extra Space Storage - 3708 Manatee Ave W Bradenton, FL 34205 - (941)292-2323- @10:00AM
Dale Bauer - QNBD, Night Stands, Electronics Clothing and household
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.storagetreasures.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.
July 3, 10, 2026 26-01095M

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF THE DEL WEBB EXPLORE NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Del Webb Explore North River Ranch Community Development District (the "**District**") hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the "**Proposed Rule**"). The Proposed Rule number is ROP-2026-1. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on June 26, 2026.

A public hearing will be conducted by the Board of Supervisors (the "**Board**") District on August 3, 2026, at 10:30 a.m., at the Holiday Inn Express and Suites Bradenton East-Lakewood Ranch, 5464 Lena Road, Bradenton, Florida 34211, relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, 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 Rule. 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 Rule, or for a 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, Phone (561) 571-0010, suitk@whhassociates.com (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.

Kristen Suit, District Manager
Del Webb Explore North River Ranch Community Development District
July 3, 2026 26-01121M

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT

In accordance with Chapter 120, Florida Statutes, and Chapter 2005-338, Laws of Florida, the Lakewood Ranch Stewardship District (the "**District**") hereby gives the public notice of its intent to adopt its revised Rules of Procedure (the "**Proposed Rule**"). The Proposed Rule number is 2026-1. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on June 26, 2026.

A public hearing will be conducted by the Board of Supervisors (the "**Board**") of the District on **August 7, 2026, at 9:00 a.m. at 14400 Covenant Way, Lakewood Ranch, Florida 34202** relative to the adoption of the Proposed Rule. Pursuant to Ch. 2005-338(6)(6)(e), Laws of Florida, the Proposed Rule will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Chapter 2005-338(6)(6)(e), (6)(6)(q) and (6)(20), Laws of Florida. The specific laws implemented in the Proposed Rule include, but are not limited to Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes, and Chapter 2005-338(5), (6)(1)-(4), (6)(6)(c), (6)(6)(e), (6)(6)(q), (6)(19), (6)(20), Laws of Florida.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. 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 Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o PFM Management Services, LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, (407) 723-5900, garrlandtj@pfm.com (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.

Jane Gaarlandt, District Manager
Lakewood Ranch Stewardship District
July 3, 2026 26-01097M

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF THE DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Del Webb Sunchase Community Development District (the "District") hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the "Proposed Rule"). The Proposed Rule number is ROP-2026-1. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on June 26, 2026.

A public hearing will be conducted by the Board of Supervisors (the "Board") District on August 3, 2026, at 10:00 a.m., at the Holiday Inn Express & Suites Bradenton East-Lakewood Ranch, 5464 Lena Road, Bradenton, Florida 34211, relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, 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 Rule. 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 Rule, or for a 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, Phone (561) 571-0010, suitk@whhassociates.com (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.

Kristen Suit, District Manager
Del Webb Sunchase Community Development District
July 3, 2026 26-01120M

--- PUBLIC SALES / TAX DEEDS ---

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Lake Flores Community Development District ("**District**") hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is ROP-2026-1.

The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (the "**District Manager's Office**").

Jordan Lansford, District Manager
Lake Flores Community Development District
July 3, 2026 26-01126M

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Prosperity Lakes Community Development District

The Board of Supervisors (the "**Board**") of the Prosperity Lakes Community Development District (the "**District**") will hold a public hearing and regular meeting Thursday, August 6, 2026, at 10:00 a.m. at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Boulevard, Parrish, Florida, 34219.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at https://www.prosperitylakescdd.org/ at least two (2) days before the meeting or may be obtained by contacting the District Manager's office via email at sbrizendine@rizzetta.com or via phone at 813-533-2950.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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.

Scott Brizendine
District Manager
July 3, 2026 26-01096M

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF THE RIVERSONG COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Riversong Community Development District (the "**District**") hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the "**Proposed Rule**"). The Proposed Rule number is ROP-2026-1. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on June 26, 2026.

A public hearing will be conducted by the Board of Supervisors (the "**Board**") District on August 3, 2026 at 11:00 a.m., at the Holiday Inn Express & Suites Bradenton East-Lakewood Ranch, 5464 Lena Road, Bradenton, Florida 34211, relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, 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 Rule. 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 Rule, or for a 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, Phone (561) 571-0010, suitk@whhassociates.com (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.

Kristen Suit, District Manager
Riversong Community Development District
July 3, 2026 26-01122M

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of FLORIDA FAMILY LAW APPEALS located at 325 9th Ave. W in the City of Palmetto, Manatee, FL 34221 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 25th day of June, 2026
Eric Stuedemann
July 3, 2026 26-01108M

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Vertex Sign Company located at 5657 15th St E in the City of Bradenton, Manatee, FL 34203 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 29th day of June, 2026
Kre8 Custom Signs
July 3, 2026 26-01123M

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that FAITH Z BROWN PA, ALVIN K BROWN PA, KIMBERLY KUHN LAW, PLLC, owners, desiring to engage in business under the fictitious name of BROWN, BROWN & KUHN LAW located at 1001 3RD AVENUE WEST SUITE 375 , BRADENTON, Florida 34205 intends to register the said name in Manatee county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
July 3, 2026 26-01114M

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of FLORIDA APPEALS LAW located at 325 9TH AVE W. in the City of PALMETTO, Manatee, FL 34221 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 25th day of June, 2026
SALTY LAW, P.A.
ERIC STUEDEMANN
July 3, 2026 26-01107M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-389
Tax Deed #:2026TD000029

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK 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: 2024-389 Year of Issuance 2024 Description of Property LOT 14 BLK B LINCOLN PARK PI#4068.0000/3 Parcel ID Number 406800003 Property Address: 11942 82ND ST E PARRISH, FL 34219 Names in which assessed: SRQ1 LLC 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 08/03/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.
July 3, 10, 17, 24, 2026 26-01092M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-14
Tax Deed #:2026TD000018

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK 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: 2024-14 Year of Issuance 2024 Description of Property THAT PART OF NW 1/4 OF NE 1/4 OF SEC 27, LYING N OF SR 62 & THAT PART OF NE 1/4 OF NW 1/4 OF SEC 27, LYING N OF SR 62 PI#271.0000/7 Parcel ID Number 27100007 Property Address: 43550 SR 62 PARRISH, FL 34219 Names in which assessed: ESTATE OF GEORGE MANSON 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 08/03/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.
July 3, 10, 17, 24, 2026 26-01070M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-1282
Tax Deed #:2026TD000042

NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 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: 2024-1282 Year of Issuance 2024 Description of Property UNIT 50 RIDGEWOOD MEADOWS PHASE I PI#8351.1250/9 Parcel ID Number 835112509 Property Address: 50 QUAIL CT ELLENTON, FL 34222 Names in which assessed: LYNN D VILANDRIE 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 08/03/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.
July 3, 10, 17, 24, 2026 26-01090M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-1172
Tax Deed #:2026TD000011

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK 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: 2024-1172 Year of Issuance 2024 Description of Property LOT 1 CREEKSIDE OAKS PHASE 1 PI#7410.0205/9 Parcel ID Number 741002059 Property Address: 8404 44TH CT E PARRISH, FL 34219 Names in which assessed: CREEKSIDE OAKS AT MANATEE HOMEOWNERS, CREEKSIDE OAKS AT MANATEE HOMEOWNERS ASSOC, INC. 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 08/03/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.
July 3, 10, 17, 24, 2026 26-01063M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-1187
Tax Deed #:2026TD000012

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK 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: 2024-1187 Year of Issuance 2024 Description of Property LOT 38 OAK CREEK SUB PI#7465.0320/9 Parcel ID Number 746503209 Property Address: 3758 59TH AVENUE CIR E ELLENTON, FL 34222 Names in which assessed: DANIEL DOWNEY 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 08/03/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.
July 3, 10, 17, 24, 2026 26-01064M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-1384
Tax Deed #:2026TD000043

NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 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: 2024-1384 Year of Issuance 2024 Description of Property UNIT 142, BLDG 1 TERRACE I AT TIDEWATER PRESERVE PH I PI #11006.0400/9 Parcel ID Number 1100604009 Property Address: 850 TIDEWATER SHORES LOOP: UNIT 402 BRADENTON, FL 34208 Names in which assessed: XIANGRU LIN 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 08/03/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.
July 3, 10, 17, 24, 2026 26-01091M

FIRST INSERTION

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") for the Summer Woods Community Development District ("**District**") will hold the following public hearings and regular meeting:

DATE: July 30, 2026
TIME: 6:00 P.M.
LOCATION: The Harrison Ranch Clubhouse, 5755 Harrison Ranch Blvd, Parrish, Florida 34219

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"). The second public hearing is being held pursuant to Chapters 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District to fund the Proposed Budget for FY 2027; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU/ERU Factor	Proposed O&M Assessment
Single Family 40'	371	1.00	$1,412.60
Single Family 40' Gated	143	1.00	$1,412.60
Single Family 50'	474	1.25	$1,765.75

*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Manatee County ("**County**") Tax Collect on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2027, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 533-2950 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at https://www.summerwoodscdd.org/. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

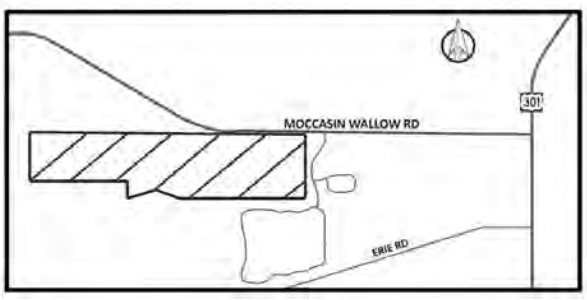
Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sam Stevens
District Manager

SUMMER WOODS CDD

(District lands identified with diagonal stripes)



July 3, 2026 26-01124M

--- TAX DEEDS ---

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-1226
Tax Deed #:2026TD000013

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK 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: 2024-1226 Year of Issuance 2024 Description of Property LOT 26 BLK 2 MAR-LEE ACRES PI#7835.0000/2 Parcel ID Number 783500002 Property Address: 1908 18TH ST E PALMETTO, FL 34221 Names in which assessed: MARIA NELIDA VILLEGAS LOPEZ 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 08/03/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 3, 10, 17, 24, 2026 26-01065M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-1260
Tax Deed #:2026TD000014

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK 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: 2024-1260 Year of Issuance 2024 Description of Property UNIT 17 TERRA SIESTA MOBILE HOME PARK A CO-OP PI#8259.2085/3 Parcel ID Number 825920853 Property Address: 3310 ANASTASIA PL ELLENTON, FL 34222 Names in which assessed: SHEILA A HYNE 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 08/03/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 3, 10, 17, 24, 2026 26-01066M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-165
Tax Deed #:2026TD000019

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK 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: 2024-165 Year of Issuance 2024 Description of Property BEG AT THE PT OF INTERSEC OF THE S LN OF SEC 16, & THE E LN OF THE E 806.90 FT OF THE W 2620.68 FT OF SD SEC 16; TH N ALG SD E LN OF THE E 806.90 FT OF W 2620.68 FT, A DIST OF 772.64 FT TO IRON PIPE; TH N 89 DEG 33 MIN 50 SEC W PARALLEL TO THE S LN OF SEC 16, A DIST OF 268.97 FT TO AN IRON PIPE; TH N PARALLEL TO THE E LN OF THE E 806.90 FT OF THE W 2620.68 FT OF SD SEC 16, A DIST OF 178.17 FT TO AN IRON PIPE; TH N 89 DEG 33 MIN 50 SEC W PARALLEL TO SD S LN OF SEC 16 A DIST OF 268.97 FT TO AN IRON PIPE; TH N PARALLEL TO SD E LN OF THE E 806.90 FT OF THE W 2620.68 FT, A DIST OF 870.72 FT TO A PT ON THE SLY R/W LN OF SINGLETARY RD, TH N 60 DEG 33 MIN 01 SEC W, ALG SD R/W LN, 11.48 FT; TH S PARALLEL TO SD E LN OF THE E 806.90 FT OF THE W 2620.68 FT A DIST OF 876.29 FT; TH S 89 DEG 33 MIN 50 SEC E, PARALLEL TO THE S LN OF SEC 16 A DIST OF 10.0 FT TO AN IRON PIPE; TH S PARALLEL TO SD E LN OF THE E 806.90 FT OF THE W 2620.68 FT OF SD SEC 16, A DIST OF 950.89 FT TO A PT ON THE S LN OF SEC 16; TH S 89 DEG 33 MIN 50 SEC E ALG SD SEC LN 538.08 FT TO THE POB P-1-10-3 PI#2025.1200/0 Parcel ID Number 202512000 Property Address: SINGLETARY RD MYAKKA CITY, FL 34251 Names in which assessed: GERONIMO OSORNIO 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 08/03/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 3, 10, 17, 24, 2026 26-01082M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-1317
Tax Deed #:2026TD000017

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK 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: 2024-1317 Year of Issuance 2024 Description of Property LOT 64 TIDEVUE ESTS 1ST ADD PI#8777.1320/6 Parcel ID Number 877713206 Property Address: 1206 43RD AVENUE DR E ELLENTON, FL 34222 Names in which assessed: GARRETT C STONE, SHARON P STONE 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 08/03/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 3, 10, 17, 24, 2026 26-01068M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-3614
Tax Deed #:2026TD000026

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK 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: 2024-3614 Year of Issuance 2024 Description of Property BEG AT A CONC MON MARKING SW COR OF LOT 6 BLK 11 FAIRVIEW PARK; TH E, ALG S LN OF SD LOT 6, 76 FT; TH S 00 DEG 20 MIN 41 SEC W, ALG W LN OF PARCEL OF LAND DESC IN ORB 445 P 367 PRMCF, 62 FT; TH W 76 FT TO E LN OF BLK A HILLS GROVE SUB; TH N 00 DEG 20 MIN 41 SEC E, 62 FT TO THE POB AS DESC IN ORB 976 P 1377; SUBJ TO USE OF WELL ON SD PROP PI#43995.1000/9 Parcel ID Number 4399510009 Property Address: 17TH ST W BRADENTON, FL 34205 Names in which assessed: ARTEMIS PORTFOLIO 5 LLC, ARTEMIS PORTFOLIO 5, LLC 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 08/03/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 3, 10, 17, 24, 2026 26-01080M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-3718
Tax Deed #:2026TD000028

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK 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: 2024-3718 Year of Issuance 2024 Description of Property COM AT THE SE COR OF THE SE1/4 OF THE NE1/4 OF SEC 36; TH N 89 DEG 10 MIN 52 SEC W, ALG THE S LN OF SD SE1/4 OF THE NE1/4, 30 FT TO THE INT WITH THE W R/W OF 15TH ST E; TH CONT N 89 DEG 10 MIN 52 SEC W, ALG SD S LN, 238.15 FT FOR A POB; TH CONT N 89 DEG 10 MIN 52 SEC W, ALG SD S LN, 40 FT TO THE SE COR OF THAT CERTAIN PARCEL OF LAND, AS DESC & REC IN (1201/2441&2442); TH N 00 DEG 08 MIN 5.5 SEC W, ALG THE ELY LN OF SD CERTAIN PARCEL, 191.25 FT; TH S 89 DEG 50 MIN 17 SEC E, PERPENDICULAR TO THE W R/W OF SD 15TH ST E, 40 FT; TH S 00 DEG 08 MIN 5.5 SEC E, PAR TO THE ELY LN OF SD CERTAIN PARCEL IN (1201/2441&2442), 191.15 FT TO THE POB (1427/3600) PI# 45696.1040/7 Parcel ID Number 4569610407 Property Address: 17TH AVE E BRADENTON, FL 34208 Names in which assessed: CYNTHIA Y NEWSOME, IVAN J NEWSOME, SR., IVAN J. NEWSOME, SR. 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 08/03/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 3, 10, 17, 24, 2026 26-01078M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-1403
Tax Deed #:2026TD000046

NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 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: 2024-1403 Year of Issuance 2024 Description of Property UNIT 2822 BLDG 28 OF PH I OF TERRACE IV AT RIVER STRAND PI#11018.5650/9 Parcel ID Number 1101856509 Property Address: 6509 GRAND ESTUARY TRAILL: UNIT 202 BRADENTON, FL 34212 Names in which assessed: ALAN S COOK, SHEILA R COOK 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 08/03/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 3, 10, 17, 24, 2026 26-01093M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-3577
Tax Deed #:2026TD000025

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK 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: 2024-3577 Year of Issuance 2024 Description of Property BEG 242 FT S & 210 FT W OF NE COR OF NW1/4 OF NE1/4 SEC 35, THENCE S 110 FT, E 58 FT TO RR R/W, THENCE NWLY TO PT DUE E OF POB, W 39 1/2 FT TO THE POB, ALSO N1/2 OF THE FOL; BEG 452 FT S & 210 FT W OF NE COR OF NW1/4 OF NE1/4, N 100 FT E TO RR R/W, SELY ALG R/W TO S BDRY LOT DESC VOL 65 P 476, W 100 FT TO POB ABOVE SD LAND DESC DB 254 P 373 PRMCF P-42-N PI#43257.0000/5 Parcel ID Number 4325700005 Property Address: 521 10TH AVE W BRADENTON, FL 34205 Names in which assessed: EMMA L. CONLEY, ESTATE OF EMMA L CONLEY, ESTATE OF SIDNEY AVANT 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 08/03/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 3, 10, 17, 24, 2026 26-01072M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-7
Tax Deed #:2026TD000032

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK 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: 2024-7 Year of Issuance 2024 Description of Property PARCEL 2 COM AT THE NW COR OF SEC 8-33S-22E; TH E, ALG THE N LN OF SD SEC 8, A DIST OF 1429.78 FT TO THE NW COR OF THE NE 1/4 OF THE NW 1/4 OF SD SEC 8; TH S 00 DEG 57 MIN 31 SEC E, ALG THE W LN OF SD NE 1/4 OF THE NW 1/4, A DIST OF 25.00 FT TO A PT ON THE S R/W LN OF ALBRITTON RD; TH E, ALG SD R/W LN, A DIST OF 714.95 FT FOR A POB; TH CONT E, ALG SD R/W LN, A DIST OF 357.47 FT; TH S 01 DEG 08 MIN 53 SEC E, 658.81 FT; TH N 89 DEG 55 MIN 27 SEC W, 358.21 FT; TH N 01 DEG 05 MIN 06 SEC W, 658.32 FT TO THE POB. SUBJ TO AN EASMT REC IN OR 1991/6644 FOR INGRESS, EGRESS AND UTILITIES OVER THE E 20.00 FT THEREOF PI#75.0010/9 Parcel ID Number 7500109 Property Address: 40205 ALBRITTON RD DUETTE, FL 34219 Names in which assessed: ESTIME MESADIEU REV TRUST DTD, JAQUELINE DORELIEN, THOMAS SAINT JUSTE 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 08/03/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 3, 10, 17, 24, 2026 26-01085M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-2420
Tax Deed #:2026TD000021

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK 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: 2024-2420 Year of Issuance 2024 Description of Property SE1/4 SEC 22, LESS LAND DESC IN DB 59 P 535, ALSO LESS LAND DESC IN DB 283 P 28, ALSO LESS THAT PART INCLUDED IN IN DB 316 P 341 , ALSO LESS THAT PART INCLUDED IN OR 662 PG 787 PI#20661.0000/5 Parcel ID Number 2066100005 Property Address: STOTZ RD PALMETTO, FL 34221 Names in which assessed: CHAMPION COMPANION CORP 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 08/03/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 3, 10, 17, 24, 2026 26-01069M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-52
Tax Deed #:2026TD000052

NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 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: 2024-52 Year of Issuance 2024 Description of Property COM AT THE SW COR OF SEC 9; TH N 89 DEG 34 MIN 42 SEC E, ALG THE S LN OF SD SEC 9, A DIST OF 992.48 FT FOR A POB; TH CONT N 89 DEG 34 MIN 42 SEC E, ALG SD S LN, A DIST OF 230.07 FT; TH N 00 DEG 02 MIN 28 SEC W, 1062.58 FT TO A PT ON THE SLY R/W LN OF MYAKKA CITY-WAUCHULA RD; TH S 64 DEG 24 MIN 42 SEC W, ALG SD SLY R/W LN, A DIST OF 255.00 FT; TH S 00 DEG 02 MIN 28 SEC E, 954.13 FT TO THE POB AS DESC IN OR 1283 P 1918 & OR 1283 P 1922 PRMCF PI#586.2800/9 Parcel ID Number 58628009 Property Address: 5253 WAUCHULA RD MYAKKA CITY, FL 34251 Names in which assessed: GALE COLLINS 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 08/03/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 3, 10, 17, 24, 2026 26-01088M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-431
Tax Deed #:2026TD000030

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK 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: 2024-431 Year of Issuance 2024 Description of Property COM AT THE NW COR OF THE NW 1/4 OF THE NW 1/4 OF SEC 29, TWN 33S, RNG 19E; TH S ALG THE [‘N’ REPLACE WITH ‘W’] LN OF SD SEC 29, A DIST OF 629.5 FT TO THE SLY R/W LN OF ERIE RD; TH N 73 DEG 45 MIN 00 SEC E, ALG SD SLY R/W LN, A DIST OF 390.00 FT; TH S 00 DEG 12 MIN 17 SEC E, 133.00 FT FOR A POB; TH N 73 DEG 45 MIN 00 SEC E, 70.00 FT ;TH S 00 DEG 12 MIN 17 SEC E, 77.00 FT; TH S 73 DEG 45 MIN 00 SEC W, 70.00 FT; TH N 00 DEG 12 MIN 17 SEC W, 77.00 FT TO THE POB. CONTAINING 0.118AC, M/L. PI#4424.0120/9 Parcel ID Number 442401209 Property Address: 118TH AVE E PARRISH, FL 34219 Names in which assessed: HORACE E JACKSON, JR 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 08/03/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 3, 10, 17, 24, 2026 26-01074M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-3563
Tax Deed #:2026TD000024

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK 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: 2024-3563 Year of Issuance 2024 Description of Property LOT 4 BLK E J K SINGELTARY SUB SUBJ TO EASMT DESC IN OR 476 P 417; LESS OR 2621/4503 DESC AS FOLLOWS: THE E 100 FT OF LOT 4 BLK E SINGELTARY SUB, AS PER PLAT THEREOF REC IN PB 2, PG 70 OF THE PRMCF. PI #42973.0010/9 Parcel ID Number 4297300109 Property Address: 3RD ST W BRADENTON, FL 34205 Names in which assessed: DAVE DAWES 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 08/03/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 3, 10, 17, 24, 2026 26-01071M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-990
Tax Deed #:2026TD000034

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK 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: 2024-990 Year of Issuance 2024 Description of Property TRACT 601 (CELL TOWER), PRAVELA PI #6445.1945/9 Parcel ID Number 644519459 Property Address: 3850 85TH ST E PALMETTO, FL 34221 Names in which assessed: GLOBAL SIGNAL ACQUISITIONS IV LLC 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 08/03/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 3, 10, 17, 24, 2026 26-01086M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-1084
Tax Deed #:2026TD000037

NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 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: 2024-1084 Year of Issuance 2024 Description of Property LOT 125 FOSTERS CREEK UNIT III PI#6733.2395/9 Parcel ID Number 673323959 Property Address: 4804 73RD ST E PALMETTO, FL 34221 Names in which assessed: JOSEPH WALTER FLOOD, LINDA KELLY FLOOD 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 08/03/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 3, 10, 17, 24, 2026 26-01089M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-95
Tax Deed #:2026TD000033

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK 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: 2024-95 Year of Issuance 2024 Description of Property BEG AT THE NE COR OF E1/2 OF SW1/4 OF SEC 9; TH S 00 DEG 02 MIN 00 SEC E ALG E LINE OF SD TRACT 545.78 FT TO POB; TH CONT SAME LINE 283.05 FT; TH W 1031.83 FT TO C/L OF SUGAR BOWL RD; TH N 19 DEG 44 MIN 22 SEC E ALG SD C/L 300.72 FT; TH E 930.08 FT TO POB, SUBJ TO R/W TO SUGAR BOWL RD ON W SIDE PI#1105.2010/3 Parcel ID Number 110520103 Property Address: 14805 SUGAR BOWL RD MYAKKA CITY, FL 34251 Names in which assessed: CHAD LOWE, TAMMY LOWE 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 08/03/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 3, 10, 17, 24, 2026 26-01084M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-722
Tax Deed #:2026TD000053

NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 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: 2024-722 Year of Issuance 2024 Description of Property LOT 175, WOODLEAF HAMMOCK A REPLAT OF A PORTION OF PH II PI #5800.8030/9 Parcel ID Number 580080309 Property Address: 1743 WOODLEAF HAMMOCK CT BRADENTON, FL 34211 Names in which assessed: MAGDA MADRY 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 08/03/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 3, 10, 17, 24, 2026 26-01087M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-1265
Tax Deed #:2026TD000016

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK 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: 2024-1265 Year of Issuance 2024 Description of Property UNIT 260 TERRA SIESTA MOBILE HOME PARK A CO-OP PI#8259.3300/5 Parcel ID Number 825933005 Property Address: 3109 DONNA DR ELLENTON, FL 34222 Names in which assessed: FREDDIE G RICHARD, SUSAN L SCOTT 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 08/03/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 3, 10, 17, 24, 2026 26-01067M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-3713
Tax Deed #:2026TD000027

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK 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: 2024-3713 Year of Issuance 2024 Description of Property BEG 206 FT S & 40 FT W OF NE COR OF SEC 36, THENCE W 432 FT, S 214 FT, E 432 FT, N 214 FT TO POB, LESS S 25 FT FOR ST & LESS PARCEL DESC ORB 106 P 323, LESS ORB 383 P 632, LESS ORB 385 P 319, LESS ORB 416 P 532, ORB 425 P 382, ORB 427 P 652 PRMCF P-1 PI#45383.0000/7 Parcel ID Number 4538300007 Property Address: 14TH ST E BRADENTON, FL 34208 Names in which assessed: MARGARET PALMER 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 08/03/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 3, 10, 17, 24, 2026 26-01073M

--- ACTIONS / SALES / ESTATE / PUBLIC SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 1169
Division Probate
IN RE: ESTATE OF ROBERT S. GRABOWSKI
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 Robert S. Grabowski, deceased, File Number 2026 CP 1169; by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton Florida; that the decedent's date of death was April 8, 2026; that the total value of the estate is $46,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Kathryn Grabowski
11713 Forest Park Circle
Bradenton, FL 34211

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 July 3, 2026.

Person Giving Notice:
Kathryn Grabowski
11713 Forest Park Circle
Bradenton, FL 34211
Attorney for Person Giving Notice:
Rodney D. Gerling, Esq.
Florida Bar No. 0554340
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East
Bradenton, Florida 34203
Telephone: (941) 756-6600
Email:
rgerling@gerlinglawgroup.com
July 3, 10, 2026 26-01134M

FIRST INSERTION

NOTICE OF ACTION FOR CHAPTER 751 CUSTODY OF MINOR CHILD
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO: 2026-DR-000898
IN RE: THE MARRIAGE OF:
ROBERT JOSEPH NEAL, SR.
LINDA NEAL,
Petitioner, and
SAMANTHA GRAHAM,
Respondent.

TO: SAMANTHA GRAHAM
Last Known Address: 6330 11TH Street Court E Bradenton, FL 34203

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on BRENNA CAMERON, ESQ. Gulfcoast Legal Services, Inc., whose address is 1111 3rd Ave. W., Suite 100 Bradenton, FL 34205 on or before 08/03/2026, and file the original with the Clerk of this Court at Manatee County Clerk of Court, 1115 Manatee Ave W, Bradenton, FL 34206 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.

The action is asking the court to decide how the following real or personal property should be divided: NONE

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. Yon may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915. Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

"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: JUNE 22 2026

Angelina Colonneso, Esq
Manatee County Clerk
of The Circuit Court
CLERK OF THE CIRCUIT COURT
BY: (SEAL) T. LEBLANC
Deputy Clerk
July 3, 10, 17, 24, 2026 26-01101M

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026CC001114
PALM-AIRE AT DESOTO LAKES COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, TRUSTEES, AND ALL OTHERS CLAIMING AN INTEREST BY, THROUGH, OR UNDER WILLIAM G. MOTTER, DECEASED, et al.
Defendant(s).

TO: MARC C. MOTTER
Last Known Address: 4924 North 73rd Street, #18, Scottsdale, AZ 85251

YOU ARE NOTIFIED that an action has been filed against you in the County Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, for foreclosure of a claim of lien and for damages, regarding the following real property in Manatee County, Florida,

UNIT 204, OF NO. 3 PALM-AIRE AT DESOTO LAKES COUNTRY CLUB APTS., A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORD BOOK 616, PAGES (S) 371 AND ALL AMENDMENTS THERETO, IF ANY; AND ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 4, PAGE(S) 16 THROUGH 21, INCLUSIVE, AND ALL AMENDMENTS THERETO, IF ANY, IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Commonly identified as: 7351 West Country Club Dr., Apt. 204, Sarasota, FL 34243

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

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

Business Observer.

In and for Manatee County:

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

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

WITNESS my hand and the seal of said Court on JUNE 26, 2026.

ANGELINA "ANGEL" COLONNESO
CLERK OF COURT
By: (SEAL) S. Bell
As Deputy Clerk
July 3, 10, 2026 26-01113M

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Dojo of Massage located at 3708 62nd Ave E. in the City of Bradenton, Manatee, FL 34203 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of June, 2026
Jeffrey Hemann
July 3, 2026 26-01132M

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW
Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Captain Jon's Leak Detection, located at 415 147th Street East, in the City of Bradenton, County of Manatee, State of FL, 34212, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 1 of July, 2026.
CAPTAIN JON'S POOL CLEANING, LLC
415 147th Street East
Bradenton, FL 34212
July 3, 2026 26-01142M

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Lefty Stringing located at 5151 51st Ln W in the City of Bradenton, Manatee, FL 34210 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of June, 2026
Lefty Software LLC
Jeffrey S Thompson
July 3, 2026 26-01138M

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Beasley Lawn Management located at 5454 Wauchula Rd in the City of Myakka City, Manatee, FL 34251 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of June, 2026
Timothy Beasley
July 3, 2026 26-01133M

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE SOUTHPOINTE OF MANATEE COUNTY COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, Southpointe of Manatee County Community Development District ("**District**") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District. The proposed rule number is ROP-2026-1.

The Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A copy of the proposed Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010.

Cindy Cerbone, District Manager
Southpointe of Manatee County Community Development District
July 3, 2026 26-01139M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 41-2018-CA-006069
U.S. BANK, N.A. AS TRUSTEE FOR SASCO MORTGAGE LOAN TRUST 2006-WF3,
Plaintiff, v.
BCIT TRUST, A FLORIDA LAND TRUST; JAMES HEYWARD; THE UNKNOWN TRUSTEE OF BCIT TRUST, A FLORIDA LAND TRUST; ZAROLD HOLMES, LLC; UKNOWN PARTY #1 N/K/A HOLLI HARDEN; and UNKNOWN PARTY #2 N/K/A RYAN HARDEN,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Summary and Default Final Judgment of Foreclosure dated June 12, 2026, entered in Case No. 41-2018-CA-00609 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein US BANK, N.A. AS TRUSTEE FOR SASCO MORTGAGE LOAN TRUST 2006-WF3 is the Plaintiff and BCIT TRUST, A FLORIDA LAND TRUST, JAMES HEYWARD, THE UNKNOWN TRUSTEE OF BCIT TRUST, A FLORIDA LAND TRUST, ZAROLD HOLMES, LLC, UKNOWN PARTY #1 N/K/A HOLLI HARDEN; and UNKNOWN PARTY #2 N/K/A RYAN HARDEN are the Defendants, the Office of Angelina Colonneso, Manatee County Clerk of the Court will sell to the highest bidder for case via online auction at www.manatee.realforeclose.com at 11:00 A.M. on July 15, 2026 the following described property as set forth in said Summary and Default Final Judgment of Foreclosure:

Lot 3, Block I, BEAU VUE ESTATES, as per plate thereof recorded in Plat Book 2, Pages 92 and 93, of the Public Records of Manatee County, Florida

Property Address: 218 3rd Avenue E, Bradenton, Florida 34208

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

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

LIEBLER, GONZALEZ & PORTUONDO
Counsel for Plaintiff
Courthouse Tower - 25th Floor
44 West Flagler Street
Miami, FL 33130
(305) 379-0400
By: /s/ Adam J. Wick
ADAM J. WICK
Florida Bar No. 057950
ajw@lgplaw.com
July 3, 10, 2026 26-01106M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 412025CA002616CAAXMA
EF MORTGAGE LLC,
Plaintiff, v.
ADVANCED BASEMENT PRODUCTS, INC., an Ohio Corporation; ROBERT LUKE SECREST, an Individual; SAN REMO CONDOMINIUM ASSOCIATION, INC.; KEVTAN LLC; DALE'S GENERAL CONSTRUCTION LLC; 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated June 5, 2026 entered in Civil Case No. 412025CA-002616CAAXMA in the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein EF MORTGAGE LLC, Plaintiff and ADVANCED BASEMENT PRODUCTS, INC., an Ohio Corporation; ROBERT LUKE SECREST, an Individual; SAN REMO CONDOMINIUM ASSOCIATION, INC.; KEVTAN LLC; DALE'S GENERAL CONSTRUCTION LLC are defendants, Angelina Colonneso, Clerk of Court, will sell the property at public sale at www.manatee.realforeclose.com beginning at 11:00 AM on August 6, 2026 the following described property as set forth in said Final Judgment, to-wit:.

UNIT 106, SAN REMO CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 938, PAGES 550 THROUGH 569, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED WITHIN SAID DECLARATION ON PAGES 568 AND 569, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

TOGETHER WITH BOAT DOCK UNIT 2 (20 FEET IN LENGTH).

Property Address: 10004 CORTEZ RD W APARTMENT 106, BRADENTON, FL 34210

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg
10360 West State Road
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Barron A. Becker
Barron A Becker, Esq.
FBN: 1031460
File No: 3087.000582
July 3, 10, 2026 26-01105M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026CC000058
BAYSHORE ON THE LAKE CONDOMINIUM APARTMENTS, PHASE II, OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
DENISE TIEKU, et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment for Lien Foreclosure dated June 22, 2026, and entered in Case No. 2026CC000058 of the County Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, the Clerk of the Court, Angelina Colonneso, will publicly sell to the highest and best bidder for cash at www.manatee.realforeclose.com beginning at 11:00 AM on July 28, 2026, the following described property:

UNIT 223, BUILDING K OF BAYSHORE ON THE LAKE CONDO APARTMENTS, PHASE II, SECTION 3, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 993, PAGE 656, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

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

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

Dated this 30th day of June 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
July 3, 10, 2026 26-01127M

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026CC001114
PALM-AIRE AT DESOTO LAKES COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, TRUSTEES, AND ALL OTHERS CLAIMING AN INTEREST BY, THROUGH, OR UNDER WILLIAM G. MOTTER, DECEASED, et al.
Defendant(s).

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, TRUSTEES, AND ALL OTHERS CLAIMING AN INTEREST BY, THROUGH, OR UNDER WILLIAM G. MOTTER, DECEASED
Last Known Address: 8035 SW 103rd Avenue, Beaverton, OR 97008

YOU ARE NOTIFIED that an action has been filed against you in the County Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, for foreclosure of a claim of lien and for damages, regarding the following real property in Manatee County, Florida,

UNIT 204, OF NO. 3 PALM-AIRE AT DESOTO LAKES COUNTRY CLUB APTS., A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORD BOOK 616, PAGES (S) 371 AND ALL AMENDMENTS THERETO, IF ANY; AND ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 4, PAGE(S) 16 THROUGH 21, INCLUSIVE, AND ALL AMENDMENTS THERETO, IF ANY, IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Commonly identified as: 7351 West Country Club Dr., Apt. 204, Sarasota, FL 34243

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

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

In and for Manatee County:

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

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

WITNESS my hand and the seal of said Court on JUNE 26, 2026.

ANGELINA "ANGEL" COLONNESO
CLERK OF COURT
By: (SEAL) S. Bell
As Deputy Clerk
July 3, 10, 2026 26-01112M

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 1412
Division Probate
IN RE: ESTATE OF
MARY ANN GLENNON Deceased.

The administration of the estate of MARY ANN GLENNON, deceased, whose date of death was May 30, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 3, 2026.

Personal Representative:
ALYSON ANNE BATTAGLIA
7007 Pine Valley Street
Bradenton, FL 34202
Attorney for Personal Representative:
Dana Laganella Gerling, Esq.
Florida Bar No. 0503991
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East,
Bradenton, FL 34203
Telephone: (941) 756-6600
Email:
dlaganella@gerlinglawgroup.com
July 3, 10, 2026 26-01129M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026CP1424
IN RE: ESTATE OF
MARTIN STERLING BURDICK
Deceased.

The administration of the Estate of MARTIN STERLING BURDICK, deceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: July 3, 2026.

Personal Representative:
MICHELINE M. BURDICK
7413 7th Avenue West
Bradenton, FL 34209
Attorney for Personal Representative:
JAMES WM. KNOWLES, ESQ.
Florida Bar No. 0296260
2812 Manatee Ave W
Bradenton, FL 34205
941-746-4454
July 3, 10, 2026 26-01110M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 1306
Division Probate
IN RE: ESTATE OF
KAREN A. PETERSEN Deceased.

The administration of the estate of KAREN A. PETERSEN, deceased, whose date of death was April 21, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS 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 July 3, 2026.

Personal Representative:
ADRIENNE DEMARCO
247 South Main Street
Seabrook, NH 03874
Attorney for Personal Representative:
Rodney D. Gerling, Esq.
Florida Bar No. 0554340
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East,
Bradenton, FL 34203
Telephone: (941) 756-6600
Email:
rgerling@gerlinglawgroup.com
July 3, 10, 2026 26-01130M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
Case Number: 2026 CP 1243
IN RE: ESTATE OF
ROBERT PAUL MCGARRY,
Deceased.

The administration of The Estate of Robert Paul McGarry, deceased whose date of death was 03/11/26, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS July 3, 2026.

Personal Representative
Margaret Elaine Hannigan
6602 23rd Ave W
Bradenton, FL 34209
Attorney for Personal Representative
WILLIAM H. MEEKS, JR.
Florida Bar No: 0278191
1429 60TH Avenue West, Suite 300
Bradenton, Florida 34207
941-755-2674
Attorney for
Personal Representative
whmatty@aol.com
July 3, 10, 2026 26-01100M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25-CP-2460
Division Probate
IN RE: ESTATE OF
WAYNE A. GRISWOLD
Deceased.

The administration of the Estate of WAYNE A. GRISWOLD, deceased, whose date of death was July 30, 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.

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 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 Right at Death Act (Sections 732.216-732.228 of the Florida Probate Code) applies or may apply, unless a written demand is made by a creditor as specified in Section 732.2211 of the Florida Probate Code.

The date of first publication of this notice is July 3 2026.

Personal Representative:
ROBERT M. GRISWOLD
c/o Cummings & Lockwood LLC
8000 Health Center Blvd., Suite 300
Bonita Springs, Florida 34135
Attorney for Personal Representative:
WILLIAM N. HOROWITZ, ESQ.
Florida Bar No. 0199941
Cummings & Lockwood LLC
8000 Health Center Boulevard,
Suite 300
Bonita Springs, FL 34135
July 3, 10, 2026 26-01099M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
File No. 2026-CP-001396 AX
Probate Division
IN RE: ESTATE OF
Gilbert Lee Topel,
Deceased.

The administration of the estate of Gilbert Lee Topel, deceased, whose date of death was May 11, 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 July 3, 2026.

Personal Representative:
Jeanne Marie Smith-Sumner
5715 24th Street West
Bradenton, FL 34207
Attorney for Personal Representative:
James E. Johnson II
Email Address:
jjohnson@dyeharrison.com
Email Address:
cgodfrey@dyeharrison.com
Florida Bar No. 0061621
Dye Harrison Knowles Hamrick
Kirkland Pratt DePaola & Johnson,
PLLC
410 43rd Street West, Suite N
Bradenton, FL 34209
Telephone: (941) 747-1871
July 3, 10, 2026 26-01143M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TWELTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
File No. 412026CP001203CPAXMA
PROBATE DIVISION
IN RE: ESTATE OF
ROBERT B. CRAWFORD
A/K/A ROBERT CRAWFORD,
Deceased.

The administration of the estate of ROBERT B. CRAWFORD, deceased, whose date of death was November 4, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 July 3, 2026.

Personal Representative:
ALANNA R. HUBER
Attorney for Personal Representative:
BENJAMIN P. SHENKMAN, ESQ., B.C.S.
Florida Bar No. 0043151
GONZALEZ, SHENKMAN & BUCKSTEIN, P.L.
110 Professional Way
Wellington, FL 33414
Telephone: 561-227-1575
Email:bshenkman@gsblawfirm.com
July 3, 10, 2026 26-01131M

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-1390
IN RE: ESTATE OF
JAY DEAN BLAHNIK,
also known as JAY BLAHNIK,
Deceased.

The administration of the estate of JAY DEAN BLAHNIK, also known as JAY BLAHNIK, deceased, whose date of death was May 26, 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: July 3, 2026.

Tarah A. Macke
Personal Representative
807 Central Avenue
Ellenton, FL 34222
Kevin M. Collver
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: kcollver@barneswalker.com
Secondary Email:
swix@barneswalker.com
July 3, 10, 2026 26-01103M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 001291 AX
Division PROBATE
IN RE: ESTATE OF
PATRICIA E. BENNETT
Deceased.

The administration of the estate of PATRICIA E. BENNETT, deceased, whose date of death was May 8, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 MANATEE AVE W. BRADENTON, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 3, 2026.

Personal Representative:
Robert J. Bennett
7712 Sanderling Road
Sarasota, Florida 34242
Attorney for Personal Representative:
John A. Moran, Esq., Attorney
Florida Bar Number: 718335
Dunlap & Moran, P.A.
P.O. Box 3948
Suite 300
Sarasota, Florida 34230
Telephone: (941) 366-0115
Fax: (941) 3654460
E-Mail: jmoran@dunlapmoran.com
Secondary E-Mail:
dmprobate@dunlapmoran.com
July 3, 10, 2026 26-01102M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-1369
IN RE: ESTATE OF
CHARLES SEBASTIAN LEO JR.,
A/K/A CHARLES S. LEO JR.,
A/K/A CHARLES LEO JR.
Deceased.

The administration of the estate of CHARLES SEBASTIAN LEO JR., A/K/A CHARLES S. LEO JR., A/K/A CHARLES LEO JR., deceased, whose date of death was January 27, 2026, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. BOX 25400, BRADENTON, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's 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: July 3, 2026.

/S/GCL GLORIA C. LEO
Personal Representative
11209 White Rock Terrace,
Bradenton, FL 34211
/S/ JJH
JENNIFER J. HENSLEY, ESQ.
Attorney for Personal Representative
Email Addresses:
firm@jenhensleylaw.com
jen@jenhensleylaw.com
anna@jenhensleylaw.com
Florida Bar No. 1022202
Hensley Law Offices, LLC
5190 26th Street West, Suite D
Bradenton, Florida 34207-2200
T: (941) 755-8583
July 3, 10, 2026 26-01125M

Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20906_V20

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR MANATEE COUNTY, CIVIL DIVISION
CASE NO.: 2025CA001802
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
MARY CHRISTY KIRKER; et al,
Defendants.

TO: ANTHONY J. BEGLEY; 434 WHITFIELD AVE, SARASOTA, FL 34243

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

LOT 48, LAKESIDE PRESERVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 1 THROUGH 20, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Also known as 5009 119TH TERR E, PARRISH, FL 34219.

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, on or before 30 days from 1st 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 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 6/30, 2026.

ANGELINA "ANGEL" COLONNESO, ESQ.
CLERK OF THE CIRCUIT COURT
By: (SEAL) K. Gaffney
DEPUTY CLERK

SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd., Suite 302
Boca Raton, FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
July 3, 10, 2026 26-01141M

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 2018-CA-005016-AX
VALSINA FOUNDATION, a foundation formed under the laws of the Principality of Liechtenstein
Plaintiff, v.
GREER BAY, LLC, a Florida limited liability company; ABAY SARSEKEYEV, an individual; ET AL.,
Defendants.
GREER BAY, LLC, a Florida limited liability company; and ABAY SARSEKEYEV, an individual,
Counter-Plaintiffs, v.
VALSINA FOUNDATION, a foundation formed under the laws of the Principality of Lichtenstein,
Counter-Defendant.
GREER BAY, LLC, a Florida limited liability company; and ABAY SARSEKEYEV, an individual,
Third-Party Plaintiffs, v.
KAISER PARTNER TRUST SERVICES ANSTALT, a foreign corporation,
Third-Party Defendant.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated June 15, 2026 [DIN 490] entered in Case No. 2018-CA-005016-AX of the Circuit Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, wherein VALSINA FOUNDATION is the Plaintiff/Counter-Defendant, and GREER BAY, LLC and ABAY SARSEKEYEV are the Defendants/Counter-Plaintiffs.

The Clerk shall sell at public sale to the highest and best bidder for cash at 11:00 a.m. on Wednesday, July 15, 2026 at www.manatee.realforeclose.com, the following described property as set forth in said Final Judgment, to wit:

Legal Description:
Lot 56, Phase III, Concession Phase II, Block B & Phase III, a subdivision, as per plat thereof, as recorded in Plat Book 48, Page 56, of the Public Records of Manatee County, Florida.
Parcel Identification Number: 331942909
Property Address: 8452 Lindrick Lane, Bradenton, FL 34202

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 SIXTY (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.

DATED this 30th day of June, 2026.

FARR LAW FIRM P.A.
BY: /s/ Will W. Sunter
DAROL H.M. CARR, ESQ.
Florida Bar Number 371203
dcarr@farr.com / cenos@farr.com
WILL W. SUNTER, ESQ.
Florida Bar Number 11448
wsunter@farr.com / ctout@farr.com
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: 941-639-1158
Fax: 941-639-0028
Attorneys for Valsina Foundation
July 3, 10, 2026 26-01140M

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2026CC001767
SHADOW BROOK CONDOMINIUM OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
KATIE C. GONZALEZ, et al.
Defendant(s).

TO: KATIE C. GONZALEZ
Last Known Address: 6710 36th Avenue East, Lot 91, Palmetto, FL 34221

YOU ARE NOTIFIED that an action has been filed against you in the County Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, for foreclosure of a claim of lien and for damages, regarding the following real property in Manatee County, Florida,

UNIT 91, SHADOW BROOK MOBILE HOME SUBDIVISION, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN O.R. BOOK 808, PAGES 546-646, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 7, PAGES 1-4 AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA.

TOGETHER WITH A 1980 BAYF MANUFACTURERED HOME HAVING VIN#'S 0102A AND 0102B AND TITLE #' 18029793 AND 18029794 LOCATED AS A PERMANENT FIXTURE THEREON.

Commonly identified as: 6710 36th Avenue East, Lot 91, Palmetto, FL 34221

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

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

In and for Manatee County:

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

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

WITNESS my hand and the seal of said Court on 6/30, 2026.

ANGELINA "ANGEL" COLONNESO
CLERK OF COURT
By: (SEAL) K. Gaffney
As Deputy Clerk
July 3, 10, 2026 26-01135M

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2026CC001767
SHADOW BROOK CONDOMINIUM OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
KATIE C. GONZALEZ, et al.
Defendant(s).

TO: KATIE C. GONZALEZ
Last Known Address: 6710 36th Avenue East, Lot 91, Palmetto, FL 34221

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Commonly identified as: 6710 36th Avenue East, Lot 91, Palmetto, FL 34221

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

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

In and for Manatee County:

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

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

WITNESS my hand and the seal of said Court on 6/30, 2026.

ANGELINA "ANGEL" COLONNESO
CLERK OF COURT
By: (SEAL) K. Gaffney
As Deputy Clerk
July 3, 10, 2026 26-01136M

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2026CC001767
SHADOW BROOK CONDOMINIUM OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
KATIE C. GONZALEZ, et al.
Defendant(s).

TO: UNKNOWN OCCUPANT(S)
Last Known Address: 6710 36th Avenue East, Lot 91, Palmetto, FL 34221

YOU ARE NOTIFIED that an action has been filed against you in the County Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, for foreclosure of a claim of lien and for damages, regarding the following real property in Manatee County, Florida,

UNIT 91, SHADOW BROOK MOBILE HOME SUBDIVISION, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN O.R. BOOK 808, PAGES 546-646, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 7, PAGES 1-4 AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA.

TOGETHER WITH A 1980 BAYF MANUFACTURERED HOME HAVING VIN#'S 0102A AND 0102B AND TITLE #' 18029793 AND 18029794 LOCATED AS A PERMANENT FIXTURE THEREON.

Commonly identified as: 6710 36th Avenue East, Lot 91, Palmetto, FL 34221

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

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

In and for Manatee County:

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

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

WITNESS my hand and the seal of said Court on 6/30, 2026.

ANGELINA "ANGEL" COLONNESO
CLERK OF COURT
By: (SEAL) K. Gaffney
As Deputy Clerk
July 3, 10, 2026 26-01137M

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386

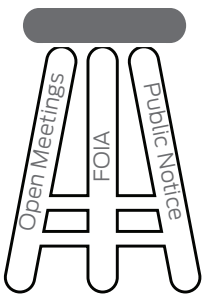
and select the appropriate County name from the menu option
OR
e-mail legal@businessobserverfl.com

Business Observer
LV10249

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool
of government transparency



This is not about "newspapers vs the internet".

It's newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**

Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

essential elements of public notice:

- **Accessibility**
- **Independence**
- **Verifiability**
- **Archivability**

Publishing notices on the internet is neither cheap nor free

Newspapers remain the primary vehicle for public notice in **all 50 states**

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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

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

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

Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers

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

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

Moreover, the real **digital divide for public notice is growing** due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, **public officials aren't compelled by the free market to operate effective websites.**

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

XNUV18187

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PASCO COUNTY
CASE NUMBER: 26-DR-2378
IN THE INTEREST OF ALENUSHKA NAIR LUGO,
Petitioner, And
CARLOS PEREZ-MAIZ,
Respondent.

TO: CARLOS PEREZ-MAIZ
2204 51st Ave. W Unit A. Bradenton, FL 34207

YOU ARE NOTIFIED that an action for TERMINATION OF PARENTAL RIGHTS has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Simone Lennon, Esq., counsel for Petitioner, ALENUSHKA NAIR LUGO, 6330 Madison St., New Port Richey, FL 34652 on or before 8/5/26, and file the original with the clerk of this Court at 7530 Little Road, New Port Richey, Fl 34654, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: JUN 24 2026
CLERK OF THE CIRCUIT COURT
(SEAL) By: {Deputy Clerk}
July 3, 10, 17, 24, 2026 26-01111M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR MANATEE COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 41-2024-CA-000296
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
KEVIN ISMAEL RODRIGUEZ, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 13, 2026 in Civil Case No. 41-2024-CA-000296 of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Manatee County, Bradenton, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and Kevin Ismael Rodriguez, 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 15th day of July, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Unit 1401, Building 14, TOWNHOMES AT LIGHTHOUSE COVE IV, a Condominium according to the Declaration or Condominium recorded in Official Records Book 2113, Pages 6703 through 6787, inclusive, of the Public Records of Manatee County, Florida.

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

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

By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-08679FL
July 3, 10, 2026 26-01104M

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES / PUBLIC SALES ---

SECOND 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 07/16/26 at 2:30 pm Contents include personal property along with the described belongings to those individuals listed below.

Unit B1068	Sejda, Steven	Furniture, boxes, totes
Unit A8049	Ousley, Jacquelyn	Boxes, appliances, artwork
Unit C4031	Jadoo Stevens, Rawatee Toddy	Furniture, boxes
Unit B2114	Hilton, Lindsey	Furniture, boxes, totes, toys
Unit C5095	Munoz, Jorge	Tools, baby items, totes
Unit C4164	Zack, Dawn	Electronics, boxes, bags, totes
Unit C4142	Razka, Petr	Tools, furniture, totes
Unit C4145	Slattery, Patrick	Furniture, bike
Unit D7020	THOMPSON, JOHNATHAN	Furniture, tools, totes
Unit A8036	West, Demetrica	Bags, totes
Unit B1031	Ross, Jessica	Furniture, boxes, totes

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
June 26; July 3, 2026 26-01019M

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES / PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of THE ESTATE OF CHAN NAILLON will, on July 8, 2026, at 10:00 a.m., at 256 Coconut Street, Lot #121, Bradenton, Manatee County, Florida 34207; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1978 SEAB MOBILE HOME, VIN: K7819FA, TITLE NO.: 0015768515, and VIN: K7819FB, TITLE NO.: 0015768514 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#11096-3912)
June 26; July 3, 2026 26-01031M

SECOND INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Stonegate Preserve Community Development District

The Board of Supervisors (the "**Board**") of the Stonegate Preserve Community Development District (the "**District**") will hold a public hearing and regular meeting Thursday, August 6, 2026, at 10:00 a.m. at the Harrison Ranch Clubhouse is located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at https://www.stonegatepreservecdd.net/ at least two (2) days before the meeting or may be obtained by contacting the District Manager's office via email at sbrizendine@rizzetta.com or via phone at (813) 533-2950.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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.

Scott Brizendine
District Manager
June 26; July 3, 2026 26-01020M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-1146
IN RE: ESTATE OF DUANE RALPH EIFERT, also known as RALPH DUANE EIFERT,
Deceased.

The administration of the estate of DUANE RALPH EIFERT, also known as RALPH DUANE EIFERT, deceased, whose date of death was March 28, 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: June 26, 2026.

Cheryl Ann Eifert
Personal Representative
153 Winding Ash Road
Barboursville, WV 25504
Jeffrey S. Goethe
Florida Bar No. 0861420
Caroline M. Tschida
Florida Bar No. 1064556
Attorneys for Personal Representative
BARNES WALKER, GOETHE, PERRON, SHEA & ROBINSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: jgoethe@barneswalker.com
Secondary Email:
ctschida@barneswalker.com
June 26; July 3, 2026 26-01061M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR Manatee COUNTY, FLORIDA PROBATE DIVISION
File No. 2026CP1370
Division PROBATE
IN RE: ESTATE OF GILBERT FACCIO,
Deceased.

The administration of the estate of Gilbert Faccio, deceased, whose date of death was 05/30/2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 26, 2026.

Myrna Hurd
P.O. Address: 4887 Carrington Circle, Sarasota, FL 34243
Personal Representative
ROBERT W. DARNELL
ATTORNEY AT LAW
Attorneys for Personal Representative
2639 FRUITVILLE ROAD
SUITE 201
SARASOTA, FL 34237
Telephone: (941) 365-4950
Florida Bar No. 0611999
June 26; July 3, 2026 26-01060M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units. The auction will be held on JULY 16, 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.
3602 14th Street West Bradenton, FL 34205

NAME	UNIT	BALANCE
SHAMARA DANIELS	**3060**	**379.90**
Maty Mbaye	**4093**	**397.8**
Steve Watkins	**4003**	**694.85**
Steve Watkins	**2039**	**529.85**
James Robertson-Frost	**4102**	**259.9**
Jill Stone	**2094**	**207.8**
MARCUS KRICK	**2085**	**287.8**
Steve Watkins	**4011**	**364.85**
Steve Watkins	**4007**	**664.85**
Steve Watkins	**4005**	**664.85**
Edson Seide	**4171**	**249.9**
Steve Watkins	**2003**	**664.85**
Maty Mbaye	**4054**	**397.8**
Quenton Williams	**3005**	**663.85**
Steve Watkins	**2009**	**529.85**
Steve Watkins	**2007**	**529.85**

June 26; July 3, 2026 26-01036M

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 CP 1422
Division Probate
IN RE: ESTATE OF LINDA JEAN SWINSON
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 Linda Jean Swinson, deceased, File Number 2026 CP 1422, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W., Bradenton, FL 34205; that the decedent's date of death was November 6, 2025; that the total value of the estate is $12,500 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Lori Barr, as trustee of the restated SWINSON FAMILY TRUST dated 7- 14-22
11773 Shirburn Cir
Parrish, Florida 34219

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 June 26, 2026

Persons Giving Notice:
Lori Barr
11773 Shirburn Circle
Parrish, Florida 34219
Kimberly J. Barnes
11651 Oak Moss Ln.
Willis TX 77378
Attorney for Persons Giving Notice
Christopher D. Smith, Esq. Attorney
Florida Bar Number: 0605433
1561 Lakefront Dr Unit 204
SARASOTA, FL 34240
Telephone: (941) 202-2222
Fax: (941) 907-3040
E-Mail: smith@chrissmith.com
Secondary E-Mail:
paralegals@chrissmith.com
June 26; July 3, 2026 26-01059M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 412026CA000694CAAXMA
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LB-DWELLING SERIES V TRUST,
Plaintiff, v.
LEXIE N. SANDERS, et al,
Defendant(s).

To the following Defendant(s):
LEXIE N. SANDERS
(Last Known Address: 2512 East 30th Ave, Bradenton, FL 34208)
UNKNOWN SPOUSE OF LEXIE N. SANDERS
(Last Known Address: 2512 East 30th Ave, BRADENTON, FL 34208)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 9, BLOCK E, AND THE EAST 10 FEET OF LOTS 7 AND 8, BLOCK E, LASELVA PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 20, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 2512 EAST 30TH AVE, BRADENTON, FL 34208

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti I Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08

In and for Manatee County:

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

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

WITNESS my hand and the seal of this Court this 22nd day of June, 2026.

ANGELINA COLONNESO
As Clerk of the Court
By (SEAL) Kris Gaffney
As Deputy Clerk
June 26; July 3, 2026 26-01051M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 41-2025-CA-000245
Division: D
FL PROPERTY MANAGEMENT 8, LLC, a Florida limited liability company,
Plaintiff, v.
MARK JURJESCU AS TRUSTEE OF THE JURJESCU, OCTAVIAN TRUST, and J AND J HOMES GROUP LLC, a Florida limited liability company, and any unknown heirs, devisees, grantees, creditors, and other unknown persons, unknown entities, unknown parties or unknown souses claiming by, through or under any of the above-named Defendants,
Defendants.

TO:
MARK JURJESCU AS TRUSTEE OF THE JURJESCU, OCTAVIAN TRUST
7901 4TH ST N STE 300
ST. PETERSBURG, FL 33702

YOU ARE NOTIFIED that an action for enforcement of promissory note, foreclosure of mortgage (real property located at 6200 15th St E, Bradenton, FL 34203-7797) and personal property, and enforcement of assignment of rents and guaranty has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Paul M. Phillips, Esq., the Plaintiff's attorney, whose office address is 12027 Whitmarsh Lane, Tampa, Florida, on or before 7/29/2026, and file the original with the Clerk of this Court at Mantatee County Circuit Civil Court, 1115 Manatee Avenue West, Bradenton, FL 34205, before service on Plaintiff's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief requested in the Complaint.

In and for Manatee County:

If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 747-1628 or https://www.legalaidofmanasota.org or Gulf coast Legal Services at (941) 746-6151 or https://www.gulfcoastlegal.org. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or https://www.floridabar.org/public/lrs/

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator at the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, telephone (941) 741-4062, at least 7 days before your scheduled court appearance, or immediately on 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: 6/17/2026
ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT
By: (SEAL) K. Gaffney
Deputy Clerk
June 26; July 3, 10, 17, 2026
26-01046M

--- ACTIONS / SALES / ESTATE ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024CA001248AX
DATA MORTGAGE INC., DBA ESSEX MORTGAGE
Plaintiff, v.
MARCIA H. LENSKI, et al.
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 18, 2026, and entered in Case No. 2024CA001248AX 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 MARCIA H. LENSKI, et al. are Defendants, the clerk, Angelina Angel Colonneso, 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 22, 2026, the following described property as set forth in said Final Judgment, to wit:

Lot 2106, River Club South Subphase II, according to the Map or Plat thereof, as recorded in Plat Book 29, Pages 125 through 143, inclusive, 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: June 22, 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 #24-007957
June 26; July 3, 2026 26-01052M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
Case Number: 2026 CP 030
IN RE: ESTATE OF MARY JANE PAZDERSKI, Deceased.

The administration of The Estate of Mary Jane Pazderski, deceased whose date of death was 11/24/25, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS June 26, 2026

Personal Representative
Rachel Schlict
196 Burtonville Rd
Sprakers, NY 12166
Attorney for Personal Representative
WILLIAM H. MEEKS, JR.
Florida Bar No: 0278191
1429 60TH Avenue West, Suite 300
Bradenton, Florida 34207
941-755-2674
Attorney for Personal Representative
whmatty@aol.com
June 26; July 3, 2026 26-01056M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
Case No. 2026-CP-1345
IN RE: ESTATE OF LUDMILA V. DAUGHERTY, Deceased.

The administration of the estate of LUDMILA V. DAUGHERTY, deceased, whose date of death was May 31, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The name and address of the personal representative are set forth below.

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

All other creditors of the decedent and other persons having claims or 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: June 26, 2026. Signed on this 24th day of June, 2026.
/s/ John J. Waskom
JOHN J. WASKOM
Personal Representative
Florida Bar No. 0962181
ICARD, MERRILL, CULLIS, TIMM, FUREN & GINSBURG, P.A.
8470 Enterprise Circle, Suite 201
Lakewood Ranch, FL 34202
941-907-0006 Telephone
jwaskom@icardmerrill.com – primary
gbugayev@icardmerrill.com – secondary
June 26; July 3, 2026 26-01062M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2025-CA-003147
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
ANNA KAY ROACH AKA ANNA-KAY M. ROACH, et al.,
Defendants.

TO:
Anna Kay Roach aka Anna-Kay M. Roach
2854 89th Street Circle East
Palmetto, FL 34221
Anna Kay Roach aka Anna-Kay M. Roach
15030 Deer Meadow Dr.
Lutz, FL 33559
Anna Kay Roach aka Anna-Kay M. Roach
9403 Hillport Ct.
Tampa, FL 33615
Anna Kay Roach aka Anna-Kay M. Roach
5430 Tripoli Dr.
Palmetto, FL 34221

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

Lot 50, HERON BAY, according to the plat thereof, as recorded in Plat Book 73, Page 1, of the Public Records of Manatee County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

In and for Manatee County:

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

If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. The Jury Office of the Clerk of Courts in each county of the 12th Judicial Circuit has been designated as the initial contact for ADA-related matters and shall screen calls, handle the request if it pertains to a function of the Clerks office, or obtain pertinent information in order to forward the request to the appropriate office. Please contact Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206. Telephone: (941) 741-4062. If you are hearing or voice impaired, please call 711.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Manatee County, Florida, this 22 day of JUNE, 2026.

Angelina "Angel" Colonneso
as Clerk of the Circuit Court of
Manatee County, Florida
By: (SEAL) S. Bell
DEPUTY CLERK
June 26; July 3, 2026 26-01044M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 2025-CA-1654
JEFFREY MCINTOSH,
Plaintiff, vs.
BRIAN H. DICKSON AND CAROLYN DICKSON
Defendants.

TO: BRIAN DICKSON

YOU ARE NOTIFIED that an action for premise liability has been filed against you and that you are required to serve a copy of your written defenses, if any, to it upon Petitioner's/Plaintiff's Attorney Daphane Stevens, Esquire of Mulock & Stevens Law, whose address is 701 Manatee Avenue West, Suite 104, Bradenton, FL 34205 on or before 2026, and file the original with the Clerk of this Court either before service on the attorney or immediately thereafter; otherwise, a default may be entered against you for the relief demanded in the Complaint. Or Petition.

A Lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, 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.

This Notice shall be published in Manatee County once a week for four (4) consecutive weeks in the Business Observer.

"In and for Manatee County:

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

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

WITNESS my hand and seal at MANATEE County, Florida this 22nd day of June, 2026.

ANGELINA "ANGEL" COLONNESO
Manatee County Clerk of Court
1115 Manatee Ave. West
Bradenton, FL 34205
By /s/ (SEAL) K. Gaffney
Deputy Clerk
June 26; July 3, 10, 17, 2026
26-01057M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2026CA000469AX
BRIDGEPORT CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION,
PLAINTIFF, V.
MARYJO WILSON; JESSE CLEMENTS; and UNKNOWN SPOUSE OF JESSE CLEMENTS
DEFENDANTS.

TO: Jesse Clements
10983 N. County Road 1000E
Brownsburg, IN 46112

YOU ARE HEREBY NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff herein in the following described property:

Unit 107, Bridgeport Condominium, Phase 1, according to the Declaration of Condominium recorded in Official Records Book 1024, Page 637 through 712, inclusive, and Amendments thereto, and as per Plat thereof recorded in Condominium Book 13, Pages 8 through 14, inclusive, of the Public Records of Manatee County Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on:
K. JOY MATTINGLY, ESQ. (JB)
Plaintiff's attorney, whose address is:
BECKER & POLIAKOFF, P.A.
1 East Broward Blvd., Suite 1900
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
Fax: (954) 987-5940
Primary email: cofoservicemail@beckerlawyers.com

on or before thirty days from the first date of publication, and to file the original of the defenses with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. If a Defendant fails to do so, a default will be entered against that Defendant for the relief demanded in the Complaint.

"In and for Manatee County:

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

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

WITNESS my hand and the seal of said Court 6/23/2026.

ANGELINA "ANGEL" COLONNESO
as Clerk of said Court
By: /s/ (SEAL) K. Gaffney
As Deputy Clerk
B31836/425554/31542181
June 26; July 3, 2026 26-01058M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2025CA002646
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, VS.
LARRY TODD BUSBEE A/K/A LARRY T. BUSBEE; UNKNOWN SPOUSE OF LARRY TODD BUSBEE A/K/A LARRY T. BUSBEE; COASTAL COMMUNITY BANK; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OF HOUSING AND URBAN DEVELOPMENT; FOREST CREEK COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 1, 2026 in Civil Case No. 2025CA002646, of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein, CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff, and LARRY TODD BUSBEE A/K/A LARRY T. BUSBEE; COASTAL COMMUNITY BANK; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OF HOUSING AND URBAN DEVELOPMENT; FOREST CREEK COMMUNITY ASSOCIATION, INC. and UNKNOWN TENANT #1 N/K/A BOBETT BUSBEE are Defendants.

The Clerk of the Court, Angelina "Angel" Colonneso will sell to the highest bidder for cash at www.manatee.realforeclose.com on July 29, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 6, FOREST CREEK PHASE III, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE(S) 192 THROUGH 200, OF THE PUBLIC RECORDS OF MANATEE COUNTY,

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

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

Dated this 16th day of June, 2026.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Zachary Ullman, Esq.
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1133-3999B
June 26; July 3, 2026 26-01024M

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2025-CC-003258
THE GREENS AT PINEBROOK OWNERS ASSOCIATION, INC.,
Plaintiff, vs.
GINETTE BUITER, as Trustee of the PAUL AND GENEVIEVE MACHIELE TRUST UNDER AGREEMENT DATED OCTOBER 27, 2006, and UNKNOWN TENANT(S),
Defendants.

TO: GINETTE BUITER, as Trustee of the PAUL AND GENEVIEVE MACHIELE TRUST UNDER AGREEMENT DATED OCTOBER 27, 2006

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

Unit No. 108, Phase II, THE GREENS AT PINEBROOK, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 1189, Pages 759 through 837, inclusive, as amended and as per plat thereof recorded in Condominium Book 21, Pages 21 through 25 inclusive, and as amended in Condominium Book 21, Page 181, of the Public Records of Manatee County, Florida.

PARCEL ID NO.: 5096352850 ("Property")

Property Address: 4550 Pinebrook Circle, Unit 108, Bradenton, Florida 34209

A Lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, 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.

This notice shall be published once each week for two consecutive weeks m The Business Observer.

"In and for Manatee County:

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

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

WITNESS my hand and the seal of this Court on this 18 day of JUNE, 2026.

Angelina Colonneso, Clerk of Court
BY: (SEAL) S. Bell
DEPUTY CLERK
RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Counsel for Plaintiff
For Electronic Service:
Pleadings@RPGLaw.com
June 26; July 3, 2026 26-01032M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 2026-CA-1471
James Michael Moore and Donna Elliott Fortson
Plaintiffs, v.
Harbor Hills, Inc., a dissolved Maryland corporation, Bank of America, N.A. as successor in interest to First National Bank of Bradenton, and all other parties Claiming by through, under or against it and all unknown natural persons if alive, and if dead or not known to be dead or alive, their several and respective unknown spouse, heirs, devisees, grantees and creditors or other parties claiming by through or under those unknown natural persons; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above names or described defendants or parties or claiming to have any right, title or interest in and to the lands hereafter described,
Defendants.

TO: All other parties Claiming by through, under or against it and all unknown natural persons if alive, and if dead or not known to be dead or alive, their several and respective unknown spouse, heirs, devisees, grantees and creditors or other parties claiming by through or under those unknown natural persons; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above names or described defendants or parties or claiming to have any right, title or interest in and to the lands hereafter described.

YOU ARE NOTIFIED that an action for quiet title, adverse possession and/or a declaratory judgment establishing a prescriptive easement, and a count for reformation concerning the following property in Manatee County, Florida:

Park area lying North and East of Hillcrest Drive, as shown on the Plat of Harbor Hills, as per Plat thereof recorded in Plat Book 3, Page 2, 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 Abigail H. Galati, Esq., Barnes Walker, Goethe, Perron, Shea & Robinson, PLLC, the Plaintiff's attorney, whose address is 3119 Manatee Avenue West, Bradenton, Florida 34205, on or before AUGUST 3, 2026, 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, you may contact Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org or Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegalorg. 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 Serice at (800)342-8011 or www.floridabar.org/public/lrs/.

NOTICE: 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 the ADA Coordinator at the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, telephone (941) 741-4062, at least 7 days before your scheduled court appearance, or immediately on 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: JUNE 22, 2026
CLERK OF THE CIRCUIT COURT
Angelina "Angel" Colonnesso
As Clerk of the Court
By: (SEAL) S. Bell
As Deputy Clerk
June 26; July 3, 10, 17, 2026
26-01045M

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 2026-CP-001339
IN RE: ESTATE OF SANDRA ANN CARESTIA A/K/A SANDRA A. CARESTIA A/K/A SANDRA CARESTIA, DECEASED.

The administration of the estate of SANDRA ANN CARESTIA A/K/A SANDRA A. CARESTIA A/K/A SANDRA CARESTIA, 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 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 June 26, 2026.

Signed on this 11 day of June, 2026.

Personal Representative:
Richard J. Ferry
4 Brightview Avenue
Rutland, Vermont 05701
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: jackmanpleadings@gmail.com
June 26; July 3, 2026 26-01041M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-1135
IN RE: ESTATE OF GARY ALAN ROSSMEISL, Deceased.

The administration of the estate of GARY ALAN ROSSMEISL, deceased, whose date of death was April 23, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the curator and the curator's attorney are set forth below.

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

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

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

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: June 26, 2026.

Robert D. Hines
Curator
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Curator
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:
jrivera@hnh-law.com
June 26; July 3, 2026 26-01028M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
File No. 2026 CP 1114 AX
Division Probate
IN RE: ESTATE OF CAROL JARVIS Deceased.

The administration of the estate of Carol Jarvis, deceased, whose date of death was February 21, 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 732.2211, 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 June 26, 2026.

Personal Representative:
Gina Hitzemann
201 W Main Street, Box 442
Arcadia, Indiana 46030
Attorney for Personal Representative:
Daniel Hooper Smith, Esq. Attorney
Florida Bar Number: 1006829
ADVOCATES IN AGING
WIESNER SMITH PLLC
328 N Rhodes Avenue
Sarasota, FL 34237
Telephone: (941) 365-9900
Fax: (941) 365-4479
E-Mail: daniel@wiesnerlaw.com
Secondary E-Mail:
sherri@wiesnerlaw.com
Tertiary E-Mail:
rachel@wiesnerlaw.com
June 26; July 3, 2026 26-01042M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR Manatee COUNTY, FLORIDA PROBATE DIVISION
File No. 2026CP1325
Division PROBATE
IN RE: ESTATE OF PHILLIP RECOON, Deceased.

The administration of the estate of Phillip Recoon, deceased, whose date of death was March 19th, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 26, 2026.

Laura M. Recoon
P.O. Address: 4707 Tobermory Way, Bradenton, FL 34211
Personal Representative
ROBERT W. DARNELL
ATTORNEY AT LAW
Attorneys for Personal Representative
2639 FRUITVILLE ROAD
SUITE 201
SARASOTA, FL 34237
Telephone: (941) 365-4950
Florida Bar No. 0611999
June 26; July 3, 2026 26-01026M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 2026-CP-1192
IN RE: ESTATE OF RANDAL D. VERSTEEG, Deceased.

The administration of the estate of RANDAL D. VERSTEEG, deceased, whose date of death was April 1, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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: June 26, 2026.

BENJAMIN FOSS
Personal Representative
7682 37th Street Circle E.
Sarasota, FL 34243
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
June 26; July 3, 2026 26-01040M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY.
FLORIDA PROBATE DIVISION
File No. 2026 CP 001216 AX
Division Probate
IN RE: ESTATE OF ANDREW JOEL FOUST Deceased.

The administration of the estate of ANDREW JOEL FOUST, deceased, whose date of death was November 20, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 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 June 26, 2026.

Personal Representative:
Breana Rene Foust
1606 9th St. W.
Palmetto, FL 34221
(941) 737-4944
breana. foust@gmail.com
Attorney for Personal Representative:
Whitney C. Glaser
Florida Bar Number: 0059072
3027 Manatee Avenue West Suite B
Bradenton, FL 34205
Telephone: (941) 241-8266
Fax: (941) 241-8304
E-Mail:
whitney@whitneyglaserlaw.com
Secondary E-Mail:
paralegal@whitneyglaserlaw.com
June 26; July 3, 2026 26-01050M

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
Case No. 2025 CP 596
Judge Diana Moreland
IN RE: ESTATE OF JULIE CRATON CASTANEDA 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 Julie Craton Castaneda, deceased, Case No. 2025 CP 596 by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was September 22, 2025; that the total value of the estate is approximately $550,000, including exempt assets, and that the name of those to whom it has been assigned by such order is:

Che N.S. Castaneda
Allick R. Jorgensen
Michael A.S. Castaneda

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 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 June 26, 2026.

Person Giving Notice:
ALLICK R. JORGENSEN
9626 Carlsdale Drive
Riverview, Florida 33578
Attorney for Person Giving Notice:
JENNIFER L. HAMEY (0123046)
Jennifer L. Hamey, PA
3815 US Highway 301 N
Ellenton, FL 34222
(941) 932-6217
jenniferhamey@gmail.com
June 26; July 3, 2026 26-01027M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-819
IN RE: ESTATE OF GREGORY DAVID CLARK, Deceased.

The administration of the estate of GREGORY DAVID CLARK, deceased, whose date of death was June 26, 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 curator and the curator's attorney are set forth below.

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

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

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

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: June 26, 2026.

Robert D. Hines
Curator
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Curator
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:
jrivera@hnh-law.com
June 26; July 3, 2026 26-01043M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 2026-CP-1297
IN RE: ESTATE OF JURIS PETER CIVKULIS, Deceased.

The administration of the estate of JURIS PETER CIVKULIS, deceased, whose date of death was May 8, 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: June 26, 2026.

Jenifer Snook
Personal Representative
8940 Rocky Top Road
Lincoln, NE 68526
Kevin M. Collver
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: kcollver@barneswalker.com
Secondary Email:
swix@barneswalker.com
June 26; July 3, 2026 26-01049M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-1288-AX
Division: Probate
IN RE: ESTATE OF KHALEEDA MIKHAEL AORAHA A/K/A KHALEEDA AORAHA Deceased.

The administration of the estate of Khaleeda Mikhael Aoraha a/k/a Khaleeda Aoraha, deceased, whose date of death was April 7, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Judicial Center, 1051 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 26, 2026.

Personal Representative:
Wanis A. Aoraha
1915 N. Chestnut Avenue
Arlington Heights, Illinois 60004
Attorney for Personal Representative:
/s/ Ellie K. Harris
Ellie K. Harris, Esq.
Florida Bar Number: 0021671
Elise V. Bouchard, Esq.
Florida Bar Number: 0109033
Schwarz & Harris, P.A.
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: e-service@schwarzlaw.net
Secondary E-Mail:
mackenzie@schwarzlaw.net
June 26; July 3, 2026 26-01055M

--- ACTIONS / SALES / PUBLIC SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY,FLORIDA CIVIL DIVISION
CASE NO. 25001657CA
LOANDEPOT.COM, LLC,
Plaintiff, vs.
KORY W. EDWARDS; UNKNOWN SPOUSE OF KORY W. EDWARDS; RENOVATEOPCO TRUST; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed June 2, 2026 and entered in Case No. 25001657CA, of the Circuit Court of the 20th Judicial Circuit in and for CHARLOTTE County, Florida, wherein LOANDEPOT.COM, LLC is Plaintiff and KORY W. EDWARDS; UNKNOWN SPOUSE OF KORY W. EDWARDS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; RENOVATEOPCO TRUST; are defendants. ROGER D. EATON, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.CHARLOTTE.REALFORECLOSE.COM, at 11:00 A.M., on July 16, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 163, PUNTA GORDA ISLES, SECTION 14, REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGES 7A AND 7B, OF THE PUBLIC RECORDS OF CHARLOTTE 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 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 06/18/2026.

ROGER D. EATON
As Clerk of said Court
By (SEAL) B. Lackey
As Deputy Clerk

File No.: 25-01839 LND
June 26; July 3, 2026 26-00751T

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA FORECLOSURE DIVISION
CASE NO: 24001356CC
ROTONDA HEIGHTS CONSERVATION ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, v.
HALLMARK PLACE INCORPORATION COMPANY LIMITED, A Hong Kong Company,
Defendant.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 06/08/2026 in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida legally described as:

Lot(s) 132, in ROTONDA HEIGHTS, according to the Plat thereof, as recorded in Plat Book 8, Page(s) 26G, in the Public Records of Charlotte County, Florida.
Commonly known as: 140 SWAN DR, ROTONDA WEST, FL 33947

In an online sale at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on June 29th, 2026 at 11:00 a.m.

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 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 06/19/2026.

By: (SEAL) B. Lackey
Roger D. Eaton,
Clerk of Court

June 26; July 3, 2026 26-00750T

SECOND INSERTION

CLERK'S NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 2025CA000937
DIVISION: CIRCUIT CIVIL
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, vs.
JESSE JONES, KRISTEN JONES, et al.,
Defendants.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on June 9, 2026 in the above-styled cause, I will sell to the highest and best bidder for cash on July 23, 2026 at 11:00 a.m., at www.charlotte.realforeclose.com:

LOT 24, BLOCK 5288, SECOND REPLAT OF A PORTION OF SECTION 66, PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13 PAGE 12A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 6496 Coliseum Boulevard, Port Charlotte, FL 33981

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 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: 06/18/2026.

ROGER D. EATON, CLERK
CHARLOTTE COUNTY
CLERK OF COURT
By: (SEAL) B. Lackey
Deputy Clerk

Matter No.: FL-006253-24
June 26; July 3, 2026 26-00752T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 25000879CA
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RESIDENTIAL INVESTMENT TRUST,
Plaintiff, vs.
STEVEN PAUL WILSON AND REBECCA L. WILSON, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 08, 2026, and entered in 25000879CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RESIDENTIAL INVESTMENT TRUST is the Plaintiff and REBECCA L. WILSON; STEVEN PAUL WILSON are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on July 24, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 12, BLOCK 3588, PORT CHARLOTTE SUBDIVISION SECTION SIXTY TWO, A SUBDIVISION ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 76A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 6152 BOND STREET, ENGLEWOOD, FL 34224

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 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 06/23/2026.

ROGER D. EATON
As Clerk of the Court
By: (SEAL) B. Lackey
As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
25-291164 - MaM
June 26; July 3, 2026 26-00768T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No: 2026CP000517
Division: Probate
IN RE: ESTATE OF GAIL MARY MROZ
Deceased.

The administration of the estate of Gail Mary Mroz, deceased, whose date of death was February 21, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Cir, Port Charlotte, FL 33948. 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 June 26, 2026.

Personal Representative:
Pamela Semaan
8772 Stone Road
Algonac, Michigan 48001
Attorney for Personal Representative:
Lori A.Wellbaum
Attorney
Florida Bar Number: 071110
WELLBAUM LAW PA
686 N. Indiana Avenue
Englewood, FL 34223
Telephone: (941) 474-3241
Fax: (941) 475-2927
E-Mail: lori@wellbaumlaw.com
Secondary E-Mail:
anne@wellbaumlaw.com
June 26; July 3, 2026 26-00776T

SECOND INSERTION

NOTICE TO CREDITORS
(**summary administration**)
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
Case No. 26-CP-000581
IN RE: PATRICIA B. COWELL,
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 Patricia B. Cowell, deceased, File Number 26-CP-000581, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which 350 E. Marion Avenue, Punta Gorda, Florida 33950; that the decedent's date of death was January 15, 2026; that the total value of the estate is $22,950.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Lisa Ann Cowell Long
159 Elzie Hallman Road
Leesville, SC 29070
Gregory O'Neal Cowell
121 Stonebridge Drive
Gaston, SC 29053

ALL INTEREST PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and other 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 June 26, 2026.

Lisa Ann Cowell Long,
Personal Representative
159 Elzie Hallman Road
Leesville, SC 29070
Caleb W. Pringle, Esquire
Attorney for Personal Representative
Florida Bar Number: 118863
Caleb W. Pringle, P.A.
2125 First Street, Suite 200
Fort Myers, FL 33901
Phone: (239) 332-4717
Fax: (239) 332-4718
Email:
caleb@strayhornandstrayhornlaw.com
Second Email: kristine
@strayhornandstrayhornlaw.com
June 26; July 3, 2026 26-00774T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No.: 2026-CP-000613
Division: Probate
IN RE: ESTATE OF AUDREY M. MUCCIO a/k/a AUDREY MARILYN MUCCIO
Deceased.

The administration of the estate of Audrey M. Muccio a/k/a Audrey Marilyn Muccio, deceased, whose date of death was February 6, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. 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 June 26, 2026.

Personal Representative:
Daniel Warde Muccio
447 Harbor Drive S
Indian Rocks Beach, FL 33785
Attorney for Personal Representative:
Forrest J. Bass, Attorney
Florida Bar: 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
June 26; July 3, 2026 26-00778T

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/10/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1977 CLASS mobile home vehicle identification numbers GD0CFL43762817A and GD0CFL43762817B and all personal items located inside the mobile home. Last Tenant: Jean McClernon Capizzi. Sale to be held at: Harbor View on the Bay, 4234 Manatee Loop, Punta Gorda, Florida 33980, (941) 623-4242.

June 26; July 3, 2026 26-00777T

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storagetreasures.com on 07/16/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

305	Crystal Blakely	Household Items
540	Peyton Lamoureux	Boxes, Totes
500	Anthony Reinglas	Boxes, Bicycle, Tools
2332	Clint Norris	Boxes, Tools, 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.

June 26; July 3, 2026 26-00747T

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO. 25001005CA
GERALD HERTZ, as Trustee of the GERALD HERTZ REVOCABLE TRUST AGREEMENT DATED 5/31/07,
Plaintiff, vs.
IRENE JEAN INVESTMENTS, LLC, a Florida limited liability company; et al,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Consent Summary Final Judgment of Foreclosure dated June 1, 2026 and Agreed Order dated June 23, 2026 and entered in Case No. 25001005CAof the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida wherein GERALD HERTZ, as Trustee of the GERALD HERTZ REVOCABLE TRUST AGREEMENT DATED 5/31/07, is the Plaintiff(s) and IRENE JEAN INVESTMENTS, LLC, a Florida limited liability company, CHARLOTTE COUNTY, FLORIDA, UNKNOWN TENANT IN POSSESSION # 1, and UNKNOWN TENANT IN POSSESSION # 2, are the Defendants, I will sell to the highest and best bidder for cash by electronic sale beginning at 11:00 a.m. on the 3rd day of August, 2026 at www.charlotte.realforeclose.com, the following described property as set forth in said Order or Final Judgment, to-wit:

Lot 34, Block 459, Port Charlotte Subdivision, Section 18, according to the Plat thereof, as recorded in Plat Book 5, Pages 8-A through 8-E, inclusive, of the Public Records of Charlotte County, Florida.
A/K/A: 20341 Midway Boulevard, Port Charlotte, FL 33952

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disability who needs any 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.

Roger Eaton
Circuit and County Clerk of Court
By: as Deputy Clerk

DAVID R. ROY, P.A.
4209 N. Federal Hwy.
Pompano Beach, FL 33064
Tel. (954) 784-2961
Email: david@davidrroy.com
By: David R. Roy
Fla. Bar No. 885193
By: Teyvon Johnson
Fla. Bar No. 1011005
June 26; July 3, 2026 26-00773T

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION
CASE NO. 24001747CA
CROSSCOUNTRY MORTGAGE, LLC,
Plaintiff, vs.
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHNNY K. WHITE, JR., DECEASED; APRIL ANN WHITE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; JOCELYN ANN WHITE; APRIL A. WHITE, NATURAL GUARDIAN OF CHASITY WHITE, A MINOR; APRIL A. WHITE, NATURAL GUARDIAN OF LILY WHITE, A MINOR; APRIL A. WHITE, NATURAL GUARDIAN OF JOHNNY KEVIN WHITE IV, A MINOR; APRIL A. WHITE, NATURAL GUARDIAN OF HARMONY WHITE, A MINOR; APRIL A. WHITE, NATURAL GUARDIAN OF MAKARIOS WHITE, A MINOR,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed May 22, 2026 and entered in Case No. 24001747CA, of the Circuit Court of the 20th Judicial Circuit in and for CHARLOTTE County, Florida, wherein CROSSCOUNTRY MORTGAGE, LLC is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHNNY K. WHITE, JR., DECEASED; APRIL ANN WHITE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; JOCELYN ANN WHITE; APRIL A. WHITE, NATURAL GUARDIAN OF CHASITY WHITE, A MINOR; APRIL A. WHITE, NATURAL GUARDIAN OF LILY WHITE, A MINOR; APRIL A. WHITE, NATURAL GUARDIAN OF JOHNNY KEVIN WHITE IV, A MINOR; APRIL A. WHITE, NATURAL GUARDIAN OF HARMONY WHITE, A MINOR; APRIL A. WHITE, NATURAL GUARDIAN OF MAKARIOS WHITE, A MINOR; are defendants. ROGER D. EATON, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.CHARLOTTE.REALFORECLOSE.COM, at 11:00 A.M., on July 22, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 53, BLOCK 444, PORT CHARLOTTE SUBDIVISION, SECTION 18, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 8A THRU 8E, OF THE PUBLIC RECORDS OF CHARLOTTE 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 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 06/24/2026.

ROGER D. EATON
As Clerk of said Court
By (SEAL) B. Lackey
As Deputy Clerk

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 24-00227 NML
June 26; July 3, 2026 26-00779T

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTY JUDICIAL CIRCUIT IN AND FOR PORT CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
UCN: 082025CC002081000101
CASE NO.: 25002081CC
MHI ROOFING FLORIDA, LLC., A Florida limited liability company DBA HANDYMAN ROOFING
Plaintiff, vs.
FL COMMUNITY STABILITY INTIATIVE, LLC, as TRUSTEE OF THE 20255 MACON LANE LAND TRUST DATED JUNE 17, 2025
Defendant,

NOTICE IS GIVEN that, pursuant to a Uniform Final Judgment of Foreclosure dated the 8th day of June, 2026 in CASE NO.: 25-002081-CC of the County Court of Charlotte County, Florida, in which MHI ROOFING FLORIDA, LLC. is the Plaintiff and FL COMMUNITY STABILITY INTIATIVE, LLC, as TRUSTEE OF THE 20255 MACON LANE LAND TRUST DATED JUNE 17, 2025, are the Defendants. Roger D. Eaton, Charlotte County Clerk of Court, will sell to the highest and best bidder for cash online at www.charlotte.realforeclose.com on August 5, 2026 at 11:00 a.m. or as soon possible thereafter, the following described property set forth in the Order of Final Judgment:

Lots 14 and 15, Block 463, PORT CHARLOTTE SUBDIVISION SECTION EIGHTEEN, according to the Plat thereof recorded in Plat Book 5, Page(s) 8A through 8E of the public records of Charlotte County, Florida

Aka: 20255 Macon Lane, Port Charlotte, Florida 33952

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

If you are a person with a disability who needs any 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 the 06/22/2026 day of June, 2026

ROGER D. EATON,
CLERK OF COURT
CHARLOTTE COUNTY, FLORIDA
(SEAL) B. Lackey
Deputy Clerk

June 26; July 3, 2026 26-00767T

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 26000257CA
EF MORTGAGE, LLC,
Plaintiff, v.
DGC DEVELOPMENT CORP; et al,
Defendant(s).

To the following Defendant(s):
DGC DEVELOPMENT CORP
(Last Known Address: Oliveira, Gustavo 601 N Magnolia Avenue, ORLANDO, FL 32801)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 28, BLOCK 5086, PORT CHARLOTTE SUBDIVISION SECTION NINETY FIVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGES 1-A THROUGH 1Z-9, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
PROPERTY ADDRESS: 13224 EUREKA CIR, PORT CHARLOTTE, FL 33981

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 7/27/2026, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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.

This notice is provided pursuant to Administrative Order No. 2010-08

WITNESS my hand and the seal of this Court this 19 day of June, 2026.

ROGER EATON
As Clerk of the Court
(SEAL) By B. Lackey
As Deputy Clerk

Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201
Miami, FL 33161

June 26; Jul. 3, 2026 26-00757T

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 26000266CA
EF MORTGAGE, LLC,
Plaintiff, v.
A-LAKE REAL STATE LLC; et al,
Defendant(s).

To the following Defendant(s):
A-LAKE REAL STATE LLC
(Last Known Address: BENDAYAN, MATIAS J 601 N MAGNOLIA AVE Ste 200, ORLANDO, FL 32801)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 6, BLOCK 4598, PORT CHARLOTTE SUBDIVISION SECTION EIGHTYFIVE, ARE-SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 60A THROUGH 60Q, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
PROPERTY ADDRESS: 13297 ALLENTOWN AVE, PORT CHARLOTTE, FL 33981

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 7/24/2026, a date which is within thirty (30) days after the first publication ofthis Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08

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 the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, 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.

WITNESS my hand and the seal of this Court this 18 day of June, 2026.

ROGER EATON
As Clerk of the Court
By B. Lackey (SEAL)
As Deputy Clerk

June 26; July 3, 2026 26-00748T

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 2026-CA-000436
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
ERISED HERNANDEZ, et al.,
Defendants.

TO: Erised Hernandez
13532 Sedgwick Avenue
Port Charlotte, FL 33953
Erised Hernandez
3910 75th St. W., Apt. 2104
Bradenton, FL 34209
Erised Hernandez
16011 38th Ct. E
Parrish, FL 34219
Jennifer Borges
13532 Sedgwick Avenue
Port Charlotte, FL 33953
Jennifer Borges
3910 75th St. W., Apt. 2104
Bradenton, FL 34209
Jennifer Borges
16011 38th Ct. E
Parrish, FL 34219
Denise Samp
13531 Ketridge Avenue
Port Charlotte FL 33953
Denise Samp
13532 Sedgwick Ave.
Port Charlotte, FL 33953
Denise Samp
7556 Nichols St., Apt. A
Utica, MI 48317

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

Lot 4, Block 2336, PORT CHARLOTTE SUBDIVISION SECTION THIRTY EIGHT, according to the plat thereof as recorded in Plat Book 5, Page 42-A, Public Records of Charlotte County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

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 the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Charlotte County, Florida, this 23 day of June 2026.

Roger D. Eaton
as Clerk of the Circuit Court
of Charlotte County, Florida
By: B. Lackey (SEAL)
DEPUTY CLERK

June 26; July 3, 2026 26-00766T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25001254CA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
CARLYNN K. SHARE A/K/A CARLYNN SHARE AND CAMERON L. WHITE A/K/A CAMERON WHITE, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 01, 2026, and entered in 25001254CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and CARLYNN K. SHARE A/K/A CARLYNN SHARE; CAMERON L. WHITE A/K/A CAMERON WHITE; FLORIDA HOUSING FINANCE CORPORATION; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on July 22, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 487, PORT CHARLOTTE SUBDIVISION, SECTION 9, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 19-A THRU 19-D, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 22250 WESTCHESTER BLVD, PORT CHARLOTTE, FL 33952

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 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 06/23/2026.

ROGER D. EATON
As Clerk of the Court
By: (SEAL) B. Lackey
As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
25-334471 - MaM

June 26; July 3, 2026 26-00770T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25001297CA
SELECT PORTFOLIO SERVICING, INC.,
Plaintiff, vs.
JUSTIN MARVIN HUNT AND ANISSA MARIE HUNT, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 06, 2026, and entered in 25001297CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein SELECT PORTFOLIO SERVICING, INC. is the Plaintiff and JUSTIN MARVIN HUNT; ANISSA MARIE HUNT; UNKNOWN SPOUSE OF JUSTIN MARVIN HUNT; TRENTON DEALLEN WILSON; SECTION 20 PROPERTY OWNER'S ASSOCIATION, INC are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on July 27, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 33, BLOCK 518, PUNTA GORDA ISLES, SECTION TWENTY, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 11, PAGES 2-A THROUGH 2-Z-42, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 27441 NATAL DRIVE, PUNTA GORDA, FL 33983

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 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 06/23/2026.

ROGER D. EATON
As Clerk of the Court
By: (SEAL) B. Lackey
As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
25-319031 - MaM

June 26; July 3, 2026 26-00769T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 25000895CA
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
BERNARD J. DIPALMA A/K/A BERNARD JOSEPH DIPALMA; CHARLOTTE COUNTY, FLORIDA; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BERNARD J. DIPALMA A/K/A BERNARD JOSEPH DIPALMA; UNKNOWN SPOUSE OF BERNARD J. DIPALMA AKA BERNARD JOSEPH DIPALMA; 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), ROGER D. EATON as the Clerk of the Circuit Court for CHARLOTTE County shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com at, 11:00 AM on the 16 day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

Lot 16, Block 2776, PORT CHARLOTTE SUBDIVISION, SECTION THIRTY-THREE, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 35A through 35F, of the Public Records of Charlotte County, Florida.
PROPERTY ADDRESS: 2503 CONWAY BLVD, PORT CHARLOTTE, FL 33952

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 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 06/17/2026.

ROGER D. EATON
Clerk Of The Circuit Court
By: (SEAL) B. Lackey
Deputy Clerk

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
25-02517

June 26; July 3, 2026 26-00753T

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 26000225CA
NOTECRAFT CAPITAL SPECIAL OPPORTUNITIES FUND I, LLC,
Plaintiff, vs.
THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE LAPPIN FAMILY REVOCABLE TRUST, DATED MAY 2, 2001, et al.,
Defendant(s).

TO: THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE LAPPIN FAMILY REVOCABLE TRUST, DATED MAY 2, 2001
Whose last known residence(s) is/are 3915 Barnegat Drive, Punta Gorda, FL 33950.

YOU ARE HEREBY required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice or by July 27, 2026, the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit:

LOT 35,BLOCK B, UNIT 2, RIVIERA LAGOONS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 10 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. PARCEL IDENTIFICATION NUMBER: 412317354020

A/K/A 3915 BARNEGAT DRIVE, PUNTA GORDA, FL 33950

If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice, a default will be entered against you for the relief demanded in the Complaint or petition.

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 at Charlotte County this 19 day of June, 2026.

Clerk of the Circuit Court
(SEAL) By B. Lackey
Deputy Clerk

June 26; Jul. 3, 2026 26-00758T

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 26000234CA
MARSHALL REDDICK MORTGAGE FUND, LLC,
Plaintiff, v.
LEWIS MAGUIRE HOMES LLC; et al,
Defendant(s).

To the following Defendant(s):
SUPERIOR FABRICATION INC
(Last Known Address: 2701 SE AIRPORT ROAD, ARCADIA, FL 34266)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 2, THUNDERATION, A SUBDIVSION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 2A THROUGH 2D, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
LOTS 3,4,6,7,8 AND 9, AND TRACT C, THUNDERATION, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 2A THROUHG 2D, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
PARCEL # 422012152004, 422012152005, 422012152006, 422012152008, 422012152009, 422012152010, 422012152011, 422012152012
12421 CORAL VISTA CIRCLE, PLACIDA, FL 33946
12431 CORAL VISTA CIRCLE, PLACIDA, FL 33946
12441 CORAL VISTA CIRLCE, PLACIDA, FL 33946
12461 CORAL VISTA CIRCLE, PLACIDA, FL 33946
12471 CORAL VISTA CIRCLE, PLACIDA, FL 33946
12481 CORAL VISTA CIRCLE, PLACIDA, FL 33946
12491 CORAL VISTA CIRCLE, PLACIDA, FL 33946 AND;
12501 PLACIDA ROAD, PLACIDA, FL 33946
PROPERTY ADDRESS: 12421 CORAL VISTA CIRCLE, PLACIDA, FL 33946

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 7/24/26, a date which is within thirty (30) days after the first publication ofthis Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08

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 the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, 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.

WITNESS my hand and the seal of this Court this 18 day of June, 2026.

ROGER EATON
As Clerk of the Court
By B. Lackey (SEAL)
As Deputy Clerk

June 26; July 3, 2026 26-00749T