

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 Manatee Rowing located at PO Box 924 in the City of Parrish, Manatee, FL 34219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 7th day of July, 2026
Manatee County Youth Rowing INC
Elizabeth Malson, Treasurer
July 10, 202626-01205M

FIRST INSERTION
SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NO-TICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“Board”) of the Summer Woods Community Development District (“District”) will hold a public hearing and regular meeting as follows:

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

The purpose of the public hearing is to receive comments and objections on the adoption of the District’s proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“Proposed Budget”). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget 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.summerwoodsccd.org/.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing 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 hearing 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.

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.

Sam Stevens District Manager	
July 10, 2026	26-01150M

FIRST INSERTION
HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 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.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors (“Board”) for the Harrison Ranch Community Development District (“District”) will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE:	August 5, 2026
TIME:	6:30 p.m.
LOCATION:	Harrison Ranch Clubhouse 5755 Harrison Ranch Boulevard 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 (“Fiscal Year 2027”). The second public hearing is being held pursuant to Chapters 190 and 197, 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 Fiscal Year 2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

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 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	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Attached Villas	30	1.00	\$1,556.05
Single Family 55/60	785	1.15	\$1,789.46
Single Family 70	264	1.30	\$2,022.86
Single Family 80	30	1.40	\$2,178.47

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Manatee County (“County”) may impose on assessments that are collected on the County 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 assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2027.

For Fiscal Year 2027, the District intends to have the County tax collector collect the assessments imposed on certain developed property It is important to pay your 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 assessments, may

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Roofmaxx of Kingston located at 4440 Ironwood Cir Apt 410, in the County of Manatee, in the City of Bradenton, Florida 34209 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Bradenton, Florida, this 01st day of July, 2026.
914 REJUVENATION LLC
July 10, 202626-01161M

FIRST INSERTION
EVERGREEN COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NO-TICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“Board”) of the Evergreen Community Development District (“District”) will hold a public hearing and regular meeting as follows:

DATE:	August 7, 2026
TIME:	11:00 a.m.
LOCATION:	Country Inn & Suites 5610 Manor Hill Lane Bradenton, Florida 34203

The purpose of the public hearing is to receive comments and objections on the adoption of the District’s proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“Proposed Budget”). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (“District Manager’s Office”), during normal business hours, or by visiting the District’s website at https://evergreencdd.net.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing 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 hearing 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.

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.

District Manager July 10, 17, 2026	26-01172M
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result in a foreclosure action, which also may result in a loss of title. The District’s decision to collect assessments on the 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.

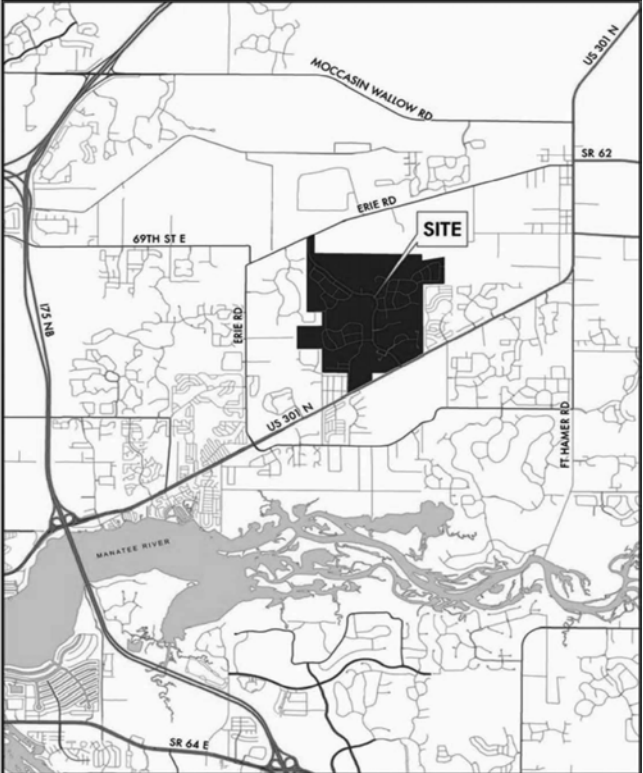
Additional Provisions

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 hearings and meeting may be obtained at the offices of the District Manager, located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (888) 208-5008 (“District Manager’s Office”), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager’s Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

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 (20) 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.

District Manager Matt O’Nolan	
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July 10, 2026	26-01144M
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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 Vero Executive Transport located at 10430 Cross River Trl in the City of Parrish, Manatee, FL 34219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 1st day of July, 2026
Justin Williams
July 10, 202626-01188M

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 SRQMA 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 3rd day of July, 2026
SRQ Technologies LLC
July 10, 202626-01168M

FIRST INSERTION
PUBLIC NOTICE TRAILER ESTATES PARK & RECREATION DISTRICT

NOTICE IS HEREBY GIVEN that the Trailer Estates Park & Recreation District will hold an **Enforcement Committee Meeting** on **Monday, July 27, 2026, at 9:30 a.m.** at Mark’s Hall, 1903 69th Avenue West, Bradenton, Florida 34207.

NOTICE IS FURTHER GIVEN that the regularly scheduled **Board Workshop and Board Meeting** previously scheduled for **September 15, 2026, has been rescheduled to September 29, 2026, at 9:30 a.m.** The meeting will be held at Mark’s Hall, 1903 69th Avenue West, Bradenton, Florida 34207.

The purpose of these meetings is to conduct such business as may properly come before the Committee and Board. All meetings are open to the public.

Pursuant to Section 286.0105, Florida Statutes, any person wishing to appeal any decision made at these meetings will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be based.

Pursuant to the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons requiring special accommodations to participate in these meetings should contact the District Office at (941) 756-7177 at least 48 hours prior to the meeting.

TRAILER ESTATES PARK & RECREATION DISTRICT 1903 69th Avenue West Bradenton, Florida 34207 July 10, 2026	26-01149M
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FIRST INSERTION
NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on July 27, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

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

0016 - Kennedy Constructions Kennedy, Gene; 0031 - Hamilton, Mary; 0082 - Collins, Victoria; 0100 - Johnson, Tywan; 0109 - Pascaley, Troy; 0119 - Deleon, Jacqueline; 0126 - Scott, Brea; 0150 - zuniga, Yamilecx rodriguez; 0321 - Phelan, Robert; 0327 - Bandit Movie Cars Kennedy, Edith; 0347 - Bandit Garage Kennedy, Gene; 0547 - Baity, Tiara; 1153 - Biddle, Lance; 2017 - Rausch, Carrie; 2063 - Hillery, Ezekiel; 2152 - EDWARDS, DONNA ELIZABETH; 2156 - FLEMING, LAGUANDA; 2246 - Mays-Wynn, Tiki; 3063 - Galloway, William; 3086 - Macias, Ulisses; 3151 - Thomas, Pene'; 3156 - Mendoza, Maribel; 4067 - Padro, Carmen; 4146 - brown, Courtney

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

0306 - Trigg, Dallas; 0310 - Hernandez, Gerson; 0415 - Routh, Shelby; 0427 - Mckibbin, Dwan; 0466 - Limon, Brittany; 0473 - Dunbar, Ishmael; 0503 - lewis, Sharon; 0654 - Turchiarelli, Victor; 0669 - Glover, Ricky; 0707 - Francois, Lisena; 0710 - Williams, katina; 0809 - Teabout, Imari; 2046 - Mandolfo, Diego; 2052 - Francisco De Jesus, Pascual; 2055 - Griffin, James; 2097 - Townsel, Tanisha

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

D35CC - Castro, Fernando; E35CC - York, Natasha; G30 - Diaz, Aldayr; I04 - Washington, James; J03 - Brown, Nicole; J06 - Matthews, Keysha; J09 - Nolette, Paul; K11 - Keno, Derrick; L23CC - Milton, Angela

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

1024 - Hoskins, Jacob; 2208 - Colon, Ladis; 2510 - peterson, Vanessa; 2610 - Christianson, Terry; 3214 - Pollock, Robert Dylan

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

A072 - Wesley-Yarn, Teresa A; B038 - Warner, Denise; B043 - Smith, Chanel; B050 - Cameron, Sandy; C035 - bellamy, zomvoy; C040 - crisp, Renee; C115 - Rodriguez, Mario; D007 - peters, Tasha; E006 - Williams, Dionjana; F014 - Rivera, Tania; F040 - Lawrence, Shamica; G008 - Smith, Mike; G013 - Terrell, Brandon; G028 - Sexton, Catherine; G040 - Swift, Karen; H014 - COLON, JAMES; H055 - Rodriguez, Jose; J013 - pou, Lourdes; J039 - Settlttes, Abreal

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

0170 - Houston, Marquis; 0243 - Taillon, Jeff; 0272 - Cath, Go; 0279 - Lee, Erica; 0294 - Carter, Aleesa; 0311 - Levatte, Tedra; 1042 - Taillon, Jeff; 1057 - Foy, Yves; 2001 - Bancroft, Lisa; 2006 - fowler, betty; 2026 - Martinez, Matthew; 2039 - Corbert, Denesia; 2072 - Laws, Azhane; 2171 - Daniel , Kelly ; 2201 - pietri, Shahim; 3002 - hesselrode, charles; 3042 - Bennett, James; 3053 - Vandorn, Kaityln; 3174 - Mondragon, Yesenia

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

I127 - Phillips, APRIL; L116 - Johnson, Torrence; L156 - casey, james; M130 - Hayes, Gina

PUBLIC STORAGE # 00130, 9408 SR 64, Bradenton, FL 34212, (941) 867-7942 Time: 12:00 PM
Sale to be held at www.storagetreasures.com.

1105 - Dominguez, Zenaida; 3029 - Thompson, Preslie; 3205 - Reaves, Deshamonia

PUBLIC STORAGE # 23956, 115 Manatee Ave W, Bradenton, FL 34205, (941) 281-7010 Time: 01:00 PM
Sale to be held at www.storagetreasures.com.
3317 - Thomas, Nateshia
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
July 10, 17, 202626-01148M

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF RULEMAKING
REGARDING THE REVISED RULES OF PROCEDURE OF
SOUTHPOINTE OF MANATEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (“**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 July 3, 2026.

A public hearing will be conducted by the Board of Supervisors (“**Board**”) of Southpointe of Manatee County Community Development District (“**District**”) on **August 12, 2026, at 11:00 a.m. at Holiday Inn Express and Suites Bradenton East-Lake-wood 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 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 (defined below).

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, Ph: (561) 571-0010 cerbonec@whhassociates.com (“**District Manager’s Office**”).

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

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

Cindy Cerbone, District Manager
Southpointe of Manatee County Community Development District
July 10, 2026

26-01193M

FIRST INSERTION

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION 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 for the University Place Community Development District will hold two public hearings and a regular meeting on August 3, 2026 at 4:30 p.m. at Courtyard Sarasota University Town Center, 8305 Tourist Center Drive, Sarasota, FL 34201

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2026/2027 Proposed Budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District’s proposed budget for Fiscal Year 2026/2027 upon the lands located within the District, a depiction of which lands is shown below; consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy 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 business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at: 3434 Colwell Ave, Ste 100, Tampa, FL , phone 813-533-2950 email monolan@rizzetta.com.

The special assessments are annually recurring assessments and are in addition to previously levied debt assessments. The table below presents the proposed maximum operation and maintenance assessments. Costs are allocated to platted lots using an equalized per unit basis or by stratification of lot size. For more detail, a copy of the Fiscal Year 2026/2027 O&M & Debt Service Assessment schedules may be obtained from the District Manager. Amounts are preliminary and subject to change at the hearings and in any future year. The amounts are subject to early payment discount as afforded by law.

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026/2027 O&M ASSESSMENT SCHEDULE					
TOTAL O&M BUDGET		\$ 836,087.00			
COLLECTION COSTS @ 3%		\$ 26,970.55			
EARLY PAYMENT DISCOUNT @4%		\$35,960.73			
TOTAL O&M ASSESSMENT		\$899,018.28			
Lot Type	Total # of Units	EAU Factor	Current Year O&M Assessment Amount	Fiscal Year 2026-2027 Proposed Annual O&M Assessment Per Unit (including collection costs / early payment discounts)	Proposed Increase
Single Family 52	125	1.00	\$1,682.41	\$1,754.18	\$71.77
Single Family 65	116	1.25	\$2,103.01	\$2,192.73	\$89.72
Single Family 75	70	1.44	\$2,426.56	\$2,530.07	\$103.51
Single Family 80	92	1.54	\$2,588.32	\$2,698.74	\$110.42

The Manatee County tax collector will collect the assessments for platted lots. The District will directly collect the assessments for unplatted acreage, if any, and will be sending out a bill in November 2026. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

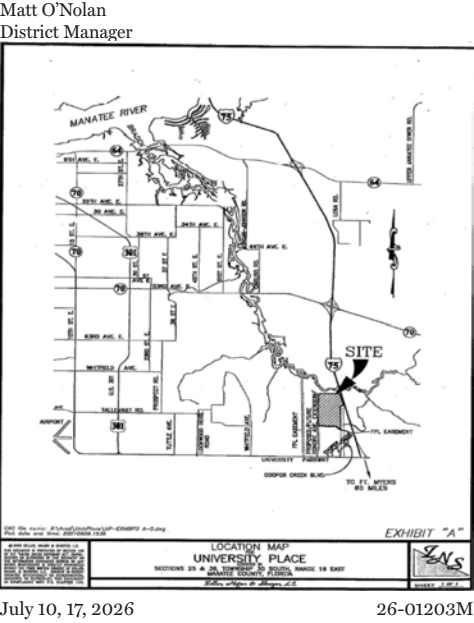
Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting or hearings because of a disability or physical impairment should contact the District Office at 813-991-1001 at least forty-eight (48) hours prior to the meeting and/or hearings. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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.



FIRST INSERTION

BROOKSTONE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS’ MEETING.

The Board of Supervisors (“**Board**”) of the Brookstone Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE: August 7, 2026
TIME: 11:00 a.m.
LOCATION: Country Inn & Suites
5610 Manor Hill Lane
Bradenton, Florida 34203

The purpose of the public hearing is to receive comments and objections on the adoption of the District’s proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (“**District Manager’s Office**”), during normal business hours, or by visiting the District’s website at <https://brookstonecdd.com>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing 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 hearing 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.

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.

District Manager
July 10, 17, 2026

26-01173M

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Harborage
at Braden River Community Development District

The Board of Supervisors (the “**Board**”) of the Harborage at Braden River Community Development District (the “**District**”) will hold a public hearing and a meeting on Monday, August 10, 2026, at 12:30 p.m., the Harborage Recreation Center located at 5705 Key West Place, Bradenton, Florida 34203.

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 and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the “**O&M Assessments**”).

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. 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, preliminary assessment roll, and the agenda may be viewed on the District’s website at www.harbouragedcd.org at least 2 days before the meeting, or may be obtained by contacting the District Manager’s office via email at SDeLuna@rizzetta.com or via phone at (813) 533-2950.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Lot Type	Total # of Units	EAU Factor	Current Unit Annual O&M Assessment (October 1, 2025 – September 30, 2026)	Proposed Annual O&M Assessment (October 1, 2026 – September 30, 2027)	Change in Annual Dollar Amount
Townhomes	87	1.00	\$2,298.08	\$2,558.83	\$260.75
Condo	96	1.00	\$2,298.08	\$2,558.83	\$260.75
SF Detached	50	1.00	\$2,298.08	\$2,558.83	\$260.75

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2026 Manatee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

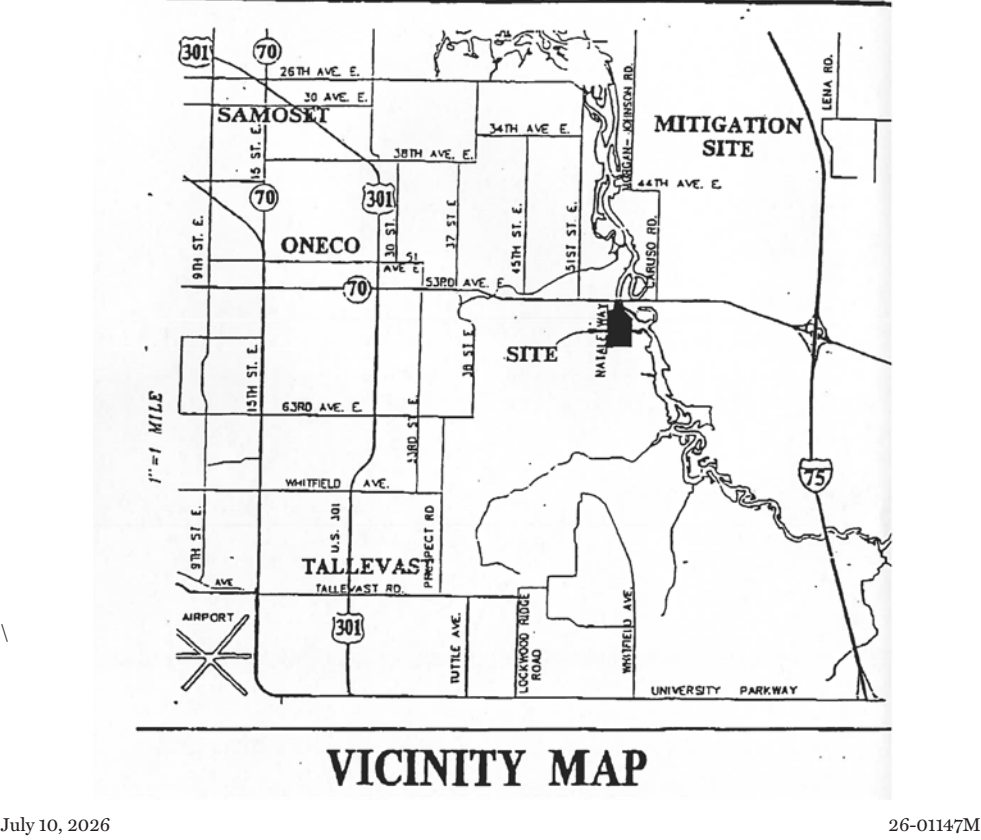
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District’s assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

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 2 business days 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.

Stephanie DeLuna
District Manager



--- PUBLIC SALES ---

FIRST INSERTION

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET

The Board of Supervisors (the “Board”) for the Copperstone Community Development District (the “District”) will hold a Meeting on **Tuesday, August 4, 2026 at 6:30 p.m. in the Copperstone Community Development District Clubhouse, 8145 115 Avenue East, Parrish, Florida** for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2026/2027.

A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and budget may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614, Ph: (813) 533-2950 (“District Manager’s Office”), during normal business hours. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District’s website <https://www.copperstonecdd.org> at least two days before the budget hearing date.

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.

Sam Stevens
District Manager

July 10, 17, 2026

26-01200M

FIRST INSERTION

LEXINGTON COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION 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 for the Lexington Community Development District will hold two public hearings and a regular meeting on **August 4, 2026, at 6:30 p.m. at the Rocky Bluff Library, located at: 6750 U.S. Hwy 301 North, Ellenton, Florida 34222.**

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2026/2027 Proposed Budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District’s proposed budget for Fiscal Year 2026/2027 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy 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 business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at: **2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, 656-237-8299** or email at: Samantha.zanoni@inframark.com during normal business hours.

The special assessments are annually recurring assessments and are in addition to previously levied debt assessments. The table below presents the proposed maximum operation and maintenance assessments. Costs are allocated to platted and unplatted lots using an equalized per unit basis or by stratification of lot size. For more detail, a copy of the Fiscal Year 2026/2027 O&M & Debt Service Assessment schedule may be obtained from the District Manager. Amounts are preliminary and subject to change at the hearings and in any future year. The amounts are subject to early payment discount as afforded by law.

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

Product	General Fund			Debt Service Series 2007			Debt Service Series 2015			Total Assessments per Unit			Units
	TY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	
TH	\$92.56	\$82.37	12%	\$0.00	\$0.00	n/a	\$373.47	\$373.47	0%	\$466.03	\$455.84	2.2%	97
SF 55’	\$112.93	\$100.49	12%	\$0.00	\$0.00	n/a	\$448.17	\$448.17	0%	\$561.10	\$548.66	2.3%	100
SF 70’	\$144.40	\$128.50	12%	\$0.00	\$0.00	n/a	\$504.19	\$504.19	0%	\$648.59	\$632.69	2.5%	108
SF 80’	\$164.76	\$146.62	12%	\$732.00	\$732.00	0%	\$0.00	\$0.00	n/a	\$896.76	\$878.62	2.1%	35
SF 85’	\$174.94	\$155.68	12%	\$0.00	\$0.00	n/a	\$522.86	\$522.86	0%	\$697.80	\$678.54	2.8%	46
													386

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 Headliners Talent located at 10619 Glencorse Terrace in the City of Bradenton, Manatee, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 7th day of July, 2026 Kelly Shennett July 10, 2026 26-01204M

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 IV Accelerator located at 12323 Cades Bay Cir in the City of Lakewood Ranch, Manatee, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 7th day of July, 2026 Intelligence Ventures Group LLC July 10, 2026 26-01197M

FIRST INSERTION

WILLOWS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS’ MEETING.

The Board of Supervisors (“Board”) of the Willows Community Development District (“District”) will hold a public hearing and regular meeting as follows:

DATE: August 7, 2026
TIME: 11:00 a.m.
LOCATION: Country Inn & Suites
5610 Manor Hill Lane
Bradenton, Florida 34203

The purpose of the public hearing is to receive comments and objections on the adoption of the District’s proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“Proposed Budget”). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (“District Manager’s Office”), during normal business hours, or by visiting the District’s website at <https://willowscdd.net>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing 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 hearing 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.

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.

District Manager
July 10, 17, 2026

26-01171M

FIRST INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE;

regarding timeshare interest(s) owned by the Obligor(s) (see **Schedule “I”**) attached hereto for Obligors and their notice address) **Resort Sixty-Six, located in Manatee County, Florida**, and more specifically described as follows: An undivided 1/1,508th interest in the real property described in the Declaration of Covenants, Conditions and Restrictions of RESORT SIXTY-SIX, a time share plan (the “Declaration”) as recorded in Official Records Book 1233, Page 0247 of Public Records of Manatee County, Florida, together with all improvements, easements, rights, privileges and appurtenances pertaining thereto, which ownership interest shall entitle Grantee to possession of Unit (**See Exhibit “A-1”**) during Unit Week (**See Exhibit “A-1”**), described in the Declaration. Pursuant to the Declaration(s) /Plan(s) referenced above, **Resort Sixty-Six Owners Association, Inc., A Florida not-for-profit corporation (the “Association”)** did cause a Claim of Lien to be recorded in public records of said county. Obligor is liable for payment in full of amounts as shown in the lien plus costs; and is presently in default of obligation to pay.

Trustee is conducting a non-judicial foreclosure pursuant to Florida Statute 721.855. The Obligor must pay all sums no later than 30 days from the first date of publication by contacting Trustee or the Trustee will proceed with the sale of the timeshare interest at such date, time and location as Trustee will include in the Notice of Sale. The Trustee is: **First American Title Insurance Company, a Nebraska corporation**, duly registered in the state of Florida as an Insurance Company, 400 S. Rampart Blvd, Suite 290, Las Vegas, NV, 89145. **Batch No.: Foreclosure HOA 165510-RSS9-HOA, NOD. Schedule “I”:** Contract No. /Unit /Week/ Frequency, Obligors, Notice Address; 05/106R, Julia P. Merhoff, 105 Michelle St Northwest Monarch Pl #16 Hanceville, Al 35077 United States; 11/112R, C. M. Ferrari, 412 Hardell Ln Vista, Ca 92084 United States; 12/112R, C. M. Ferrari, 412 Hardell Ln Vista, Ca 92084 United States; 23/107R, Wanda L. Shell, 3344 E Dale Ct Hernando, Fl 34442 United States; 28/224R, Susanna M. Senti, 46 William St Dover, Nj 07801 United States; 46/227R, Samantha Daly, 2012 Manchester Rd., Apt 15ann Arbor, Mi 48104 United States. July 10, 17, 2026 26-01158M

FIRST INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE;

regarding timeshare interest(s) owned by the Obligor(s) (see **Schedule “I”**) attached hereto for Obligors and their notice address) at **VIA ROMA BEACH RESORT, a Condominium**, located in Manatee County, Florida, and more specifically described as follows: Unit Week No(s) (**See Exhibit “A-1”**), in Condominium Parcel No. (**See Exhibit “A-1”**) of VIA ROMA BEACH RESORT, A Condominium, according to the Declaration of Condominium thereof recorded in Official Record Book 1007, at Page 710-857 of the Public Records of Manatee County, Florida, and all amendments thereto and any amendments thereof (the “Property). Pursuant to the Declaration(s) /Plan(s) referenced above, **Via Roma Beach Resort Owner’s Association, Inc., a Florida not-for-profit corporation (the “Association”)**, did cause a Claim of Lien to be recorded in public records of said county. Obligor is liable for payment in full of amounts as shown in the lien plus costs; and is presently in default of obligation to pay. Trustee is conducting a non-judicial foreclosure pursuant to Florida Statute 721.855. The Obligor must pay all sums no later than 30 days from the first date of publication by contacting Trustee or the Trustee will proceed with the sale of the time-

share interest at such date, time and location as Trustee will include in the Notice of Sale. The Trustee is: **First American Title Insurance Company, a Nebraska corporation**, duly registered in the state of Florida as an Insurance Company, 400 S. Rampart Blvd, Suite 290, Las Vegas, NV, 89145. **Batch No.: Foreclosure HOA 165482-VR3-HOA, NOD. Schedule “I”:** Obligors, Notice Address; Rudolph R. Wantin, 205 S Dobson St Westland, Mi 48186 United States; Karen Budd, 3925 Cannon Rd Youngstown, Oh 44515 United States; Karen M. Budd, 3925 Cannon Rd Youngstown, Oh 44515 United States; Kathleen M. Shepard, Trustee Of The Shepard Family Trust, Under A Trust Agreement Dated 1-4-2000 And William L. Shepard, 3102 Sussex St Lansing, Mi 48911 United States; Yoshiko Seltzer, 12917 Allerton Ln Silver Spring, Md 20904 United States; William W Manes Sr., 4411 Main St Santa Fe, Tx 77510 United States; Kathleen M Shepard, Trustee Of The Shepard Family Trust, Under A Trust Agreement Dated 1-4-2000, Or The Successor Trustee And William L. Shepard, 3102 Sussex St Lansing, Mi 48911 United States. **Exhibit “A-1”:** Contract No., Unit Week No., Condominium Parcel No.; 07/12V, 7, 12; 34/12V, 34, 12; 35/23V, 35, 23; 36/21V, 36, 21; 36/25V, 36, 25; 37/11V, 37, 11; 37/21V, 37, 21. July 10, 17, 2026 26-01157M

Samantha Zanoni
District Manager

July 10, 2026

26-01146M

PUBLIC SALES

FIRST INSERTION

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

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (“**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 July 3, 2026.

A public hearing will be conducted by the Board of Supervisors (“**Board**”) of Saltmeadows Community Development District (“**District**”) on **August 17, 2026, at 12:00 p.m. at Courtyard by Marriott Sarasota at University Town Center, 8305 Tourist Center Dr, Sarasota, Florida 34201** 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 (defined below).

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, Ph: (561) 571-0010, lansfordj@whhassociates.com (“**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.

Jordan Lansford, District Manager
Saltmeadows Community Development District
July 10, 2026

26-01202M

FIRST INSERTION

NOTICE OF RULEMAKING
REGARDING THE REVISED RULES OF PROCEDURE OF THE
LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Lake Flores 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 July 3, 2026.

A public hearing will be conducted by the Board of Supervisors (the “**Board**”) District on **August 17, 2026, at 10:00 am. at Courtyard by Marriott Sarasota at University Town Center, 8305 Tourist Center Drive, Sarasota, Florida 34201** 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 and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, lansfordj@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.

Jordan Lansford, District Manager
Lake Flores Community Development District
July 10, 2026

26-01201M

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

IV 10242

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 Netrifuge 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 3rd day of July, 2026
SRQ Technologies LLC
July 10, 2026

26-01167M

Palma Sola Trace Community Development District

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 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.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors (“**Board**”) for the Palma Sola Trace Community Development District (“**District**”) will hold two (2) public hearings and a regular meeting at the following date, time, and location:
DATE: August 11, 2026
TIME: 1:30 p.m.
LOCATION: The Palma Sola Trace Clubhouse
7408 Hamilton Road
Bradenton, Florida 34209

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 (“**Fiscal Year 2027**”). The second public hearing is being held pursuant to Chapters 190 and 197, 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 Fiscal Year 2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District’s general administrative, operations, and maintenance 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:

Lot Type	Total # of Units	EAU Factor	Proposed O&M Assessment (including collection costs/early payment discounts)
Condo	272	1.00	\$855.11
Paired Villa	126	1.00	\$855.11
Single Family	148	1.00	\$855.11

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Manatee County (“**County**”) may impose on assessments that are collected on the County 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 assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2027.

FIRST INSERTION

DEL WEBB EXPLORE NORTH RIVER RANCH 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 Del Webb Explore North River Ranch Community Development District (“**District**”) will hold the following public hearings and regular meeting:
DATE: August 3, 2026
TIME: 10:30 a.m.
LOCATION: Holiday Inn Express and Suites
Bradenton East-Lakewood Ranch
5464 Lena Road
Bradenton, Florida 34211

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 Units or Acres	EAU/ERU Factor	Proposed Annual O&M Assessment*
Paired Villas	38	1.0	\$216.88
Single Family 40’	58	1.0	\$216.88
Single Family 50’	163	1.0	\$216.88
Single Family 64’	88	1.0	\$216.88

*Does not include collection costs and early payment discounts

FIRST INSERTION

NOTICE: 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 as if collected by the Manatee County (“**County**”) Tax Collector 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. To the extent your property classification changes between the above listed land uses, the above noticed maximum amounts would apply to your property. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For Fiscal Year 2027, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your 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 assessments, may result in a foreclosure action, which also may result in a loss of title. The District’s decision to collect assessments on the 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

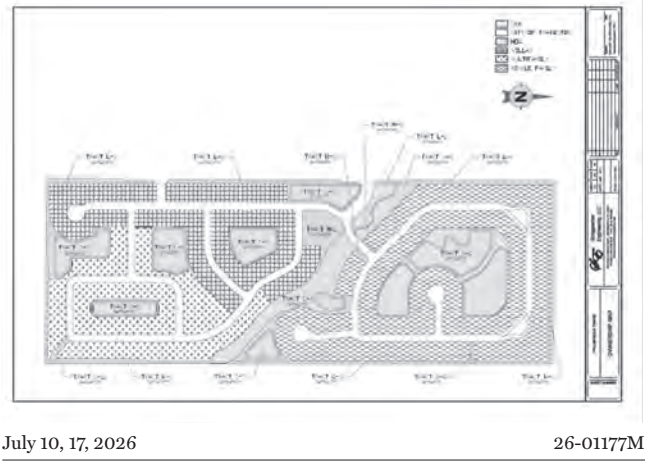
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Rizzetta & Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614 (“**District Manager’s Office**”), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager’s Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

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 (20) 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.

Palma Sola Trace Community
Development District

Rachel Welborn
District Manager



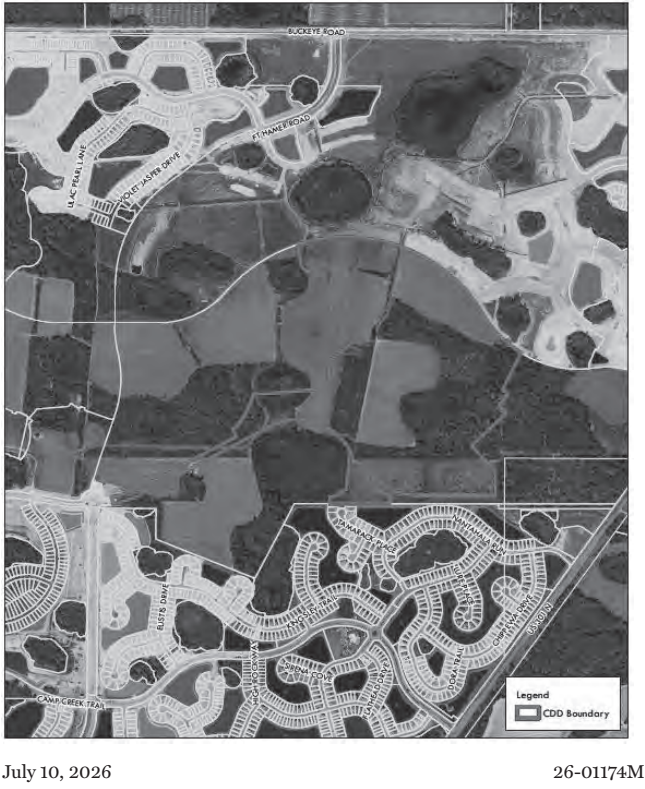
For FY 2027, the District intends to directly collect the O&M Assessments on the benefitted property by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay may cause a tax certificate to be issued against 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, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 (“**District Manager’s Office**”), during normal business hours. 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.



PUBLIC SALES / ESTATE

FIRST INSERTION

WOODLAND PRESERVECOMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 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 Woodland Preserve Community Development District (“**District**”) will hold the following two public hearings and a regular meeting on **August 11, 2026, at 10:30 a.m., and at the Waterscapes Pools & Spas located at 8141 Lakewood Main Street, Suite 209A Lakewood Ranch, FL 34202.**

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 (“**Fiscal Year 2026/2027**”). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, 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 Fiscal Year 2026/2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

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 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	Equivalent Assessment Unit Factor	Annual O&M Assessment (1)
SF 50’	278	1.0	\$285.37
SF 60’	141	1.20	\$342.44

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2026/2027. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met. **IT IS IMPORTANT TO PAY YOUR 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 ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

FIRST INSERTION

RIVERSONG 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 Riversong Community Development District (“**District**”) will hold the following public hearings and regular meeting:

DATE:	August 3, 2026
TIME:	11:00 a.m.
LOCATION:	Holiday Inn Express and Suites Bradenton East-Lakewood Ranch 5464 Lena Road Bradenton, Florida 34211

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 Units or Acres	EAU/ERU Factor	Proposed Annual O&M Assessment*
SF 40’	125	0.80	\$433.30
SF 50’	181	1.00	\$541.62
SF 60’	37	1.20	\$649.95

*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 Collector 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

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting the District Manager, Kai Connected, LLC, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 (“**District Manager's Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance 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. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



PUBLIC SALES / ESTATE ---

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-0973
IN RE: ESTATE OF
MARILYN SUE GREGORY,
Deceased.

The administration of the estate of
MARILYN SUE GREGORY, deceased,
whose date of death was September 21,
2024, is pending in the Circuit Court for
MANATEE County, Florida, Probate
Division, the street address of which is
1115 Manatee Avenue West, Probate Di-
vision, 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 oth-
er persons having claims or demands
against decedent's estate, on whom a
copy of this notice is required to be
served, must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.

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

The personal representative or cu-
rator 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 Disposi-
tion 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 SEC-
TION 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 10, 2026.

Gordon Thomas Gregory a.k.a.
Lou Gregory
Personal Representative
5411 5th Avenue Drive NW
Bradenton, Florida 34209
M. Brandon Robinson, Esq.
Attorney for Personal Representative
Florida Bar No. 119364
BARNES, WALKER GOETHE,
PERRON, SHEA & ROBINSON,
PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email:
brobinson@barneswalker.com
Secondary Email:
mcarmichael@barneswalker.com
July 10, 17, 2026 26-01186M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWELFTH JUDICIAL
CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001245AX
IN RE: ESTATE OF
BRYAN E. MORGAN II
Deceased.

The administration of the estate of Bryan
E. Morgan II, deceased, whose date
of death was January 22, 2026, is pend-
ing in the Circuit Court for MANATEE
County, Florida, Probate Division, the
address of which is 1115 Manatee Ave-
nue West, Bradenton, Florida 34205,
Attn: Probate Division. The names and
addresses of the personal representative
and the personal representative's attor-
ney are set forth below.

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

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

The personal representative has no
duty to discover whether any property

held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Commu-
nity 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 SEC-
TION 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 10, 2026.

Personal Representative:
William Todd
PO Box 326
Gainesville, Texas 76241
Attorney for Personal Representative:
/s/ Spiro J. Verras
Spiro J. Verras, Esq., Attorney
Florida Bar Number: 479240
Verras Law, P.A.
31640 US Highway 19 N, Suite 4
Palm Harbor, Florida 34684
Telephone: (727) 493-2900
Fax: (888) 908-5750
Email: spiro@verras-law.com
Secondary Email:
nicole@verras-law.com
July 10, 17, 2026 26-01178M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 1365 AX
Division: Probate
IN RE: ESTATE OF
ELEANOR DAVIDSON, Deceased.

The administration of the estate of El-
eanor Davidson, deceased, whose date
of death was May 24, 2026, is pend-
ing 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 represen-
tative and the personal representative's
attorney are set forth below.

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

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

The personal representative has no
duty to discover whether any property

Florida Uniform Disposition of Commu-
nity 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 SEC-
TION 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 10, 2026.

Personal Representative:
Steven W. Ledbetter
229 Pensacola Rd. Venice, FL 34285
Attorney for Personal Representative:
Ledbetter Cowan Law Group
Steven W. Ledbetter, Esq.,
FL Bar No. 41345
Email: steve@LedbetterCowan.com
Callie W. Cowan, Esq.,
FL Bar No. 57893
Email: callie@LedbetterCowan.com
Jada W. Terreros, Esq.,
FL Bar No. 1032584
Email: jada@LedbetteCowan.com
229 Pensacola Road,
Venice, Florida 34285
Tel: (941) 256-3965
Fax: (941) 866-7514
2nd Email:
probate@LedbetterCowan.com
July 10, 17, 2026 26-01164M

SAVE TIME

Email your Legal Notice

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

FIRST INSERTION

**Amended PETITION FOR
ADMINISTRATION
(testate Florida resident - single
petitioner)**
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
FILE NO. 2025 CP 2359 AX
IN RE: ESTATE OF:
FRANKIE LYNN HIGGINS
DECEASED

Petitioner, AUGUSTINE FERREIRA,
JR., alleges:

1. Petitioner has an interest in the
above estate based being named as
Personal Representative in the Will.
Petitioner's address is 5143 TriPar Dr.,
Sarasota, FL 34234 and the name and
office address of petitioner's attorney
are set forth at the end of this petition.

2. Decedent, FRANKIE LYNN HIG-
GINS, whose last known address was
3605 51st Street Court West, Braden-
ton, Florida 34209-6057 and was in

patient at Manatee Memorial Hospital,
Bradenton, Manatee County, 34208,
and, if known, whose age was 71 and
whose social security number is 547-18-
9680 0814 died on May 17, 2025.

3. So far as is known, the names of
the beneficiaries of this estate and of the
decedent's surviving spouse, if any, their
addresses and relationships to deced-
ent, and the dates of birth of any who
are minors, are:

NAME ADDRESS RELATION-
SHIP DATE OF BIRTH (if Minor)
MARIAH BLETTNER, Succes-
sor Trustee, HIGGINS REVOCABLE
TRUST AGREEMENT Dated June 3,
2024. 2082 TownRoad, Two Harbors,
MN 55616

4. Venue of this proceeding is in this
county because decedent was domi-
ciled in Manatee County, Florida at her
death.

5. AUGUSTINE FERREIRA, JR. .
whose address is 5143 TriPar Dr., Sara-

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
File No. 2026CP001129AX
Division PROBATE
IN RE: ESTATE OF
ELIZABETH A. BLOOR
Deceased

The administration of the estate of
ELIZABETH A. BLOOR, deceased,
whose date of death was March 3, 2026,
is pending in the Circuit Court for
MANATEE County, Florida, Probate
Division, the address of which is P.O.
Box 25400, Bradenton, FL 34206. The
names and addresses of the personal
representative and the personal repre-
sentative's attorney are set forth below.

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

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

The personal representative has no
duty to discover whether any property

held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Commu-
nity 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 SEC-
TION 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 10, 2026.

Personal Representative:
STEPHEN M. BLOOR
7929 Barnhill Circle
Seyern, Maryland 21144
Attorney for Personal Representative:
JONATHAN T ANDERSON
Attorney
Florida Bar Number: 0188530
WOOD, SEITL & ANDERSON, P.A.
3665 Bee Ridge Road, Suite # 300
Sarasota, FL 34233
Telephone: (941) 954-5772
Fax: (941) 925-9164
E-Mail: jonathan@wsa-law.com
July 10, 17, 2026 26-01199M

FIRST INSERTION

DEL WEBB SUNCHASE 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 MAINTEN-
ANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSES-
MENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCE-
MENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF
SUPERVISORS' MEETING.**

The Board of Supervisors (“**Board**”) for the Del Webb Sunchase Community De-
velopment District (“**District**”) will hold the following public hearings and regular
meeting:

DATE:	August 3, 2026
TIME:	10:00 a.m.
LOCATION:	Holiday Inn Express and Suites Bradenton East-Lakewood Ranch 5464 Lena Road, Florida 34211

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 (“**Pro-
posed Budget**”) for the fiscal year beginning October 1, 2026, and ending Septem-
ber 30, 2027 (“**FY 2027**”). The second public hearing is being held pursuant to
Chapters 190, Florida Statutes, to consider the imposition of operations and main-
tenance 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 As-
sessments, and the properties to be improved and benefitted from the O&M As-
sessments, 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 Units or Acres	EAU/ERU Factor	Proposed Annual O&M Assessment*
SF 40’	97	1	\$305.71
SF 50’	160	1	\$305.71
SF 60’	92	1	\$305.71

*includes collection costs and early payment discounts

**NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND
USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDEN-
TIAL 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 pay-
ment discounts imposed on assessments collected by the Manatee County (“**Count-**
ty”) Tax Collector 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

FIRST INSERTION

sota, FL 34234 and who is qualified
under the laws of the State of Florida to
serve as personal representative of the
decedent's estate and beneficiary of the
estate, because he is named in the Will.

5. The nature and approximate value
of the asset in this estate is Bank Ac-
count Wells Fargo \$5000.00 (esti-
mated).

7. This estate will not be required
to file a federal estate tax return.

8. Domiciliary or principal proceed-
ings (are not) known to be pending in
another state or country.

9. The decedent's last will dated June
4, 2024, is in the possession of the clerk
of the court.

10. Petitioner is unaware of any unre-
voked will or codicil of decedent other
than as set forth in paragraph.

11. Petitioner requests that the deced-
ent's will be admitted to probate and
that AUGUSTINE FERREIRA, JR.
be appointed Personal Representative,

AUGUSTINE FERREIRA, JR is not a
convicted felon, has no conviction for
abuse or exploitation of elderly or dis-
abled adult, is mentally and physically
able, is over 18 years of age and is a resi-
dent of Florida.

13. The will does not direct adminis-
tration.

Under penalties of perjury, I declare
that I have read the foregoing, and the
facts alleged are true, to the best of my
knowledge and belief.

Signed on May 15, 2026.

AUGUSTINE FERREIRA, JR..
Petitioner
George Browning III
Attorney for Petitioner
Florida Bar No. 125555
46 N. Washington Blvd.
No. 27
Sarasota, FL 34236
Telephone: 941 366 2782
July 10, 17, 2026 26-01198M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 1438
Division Probate
IN RE: ESTATE OF
JAMES L. THOMAS JR Deceased.

The administration of the estate of
JAMES L. THOMAS JR, deceased,
whose date of death was May 28, 2026,
is pending in the Circuit Court for Man-
atee County, Florida, Probate Division,
the address of which is 1051 Manatee
Ave. W, Bradenton, FL 34205. The
names and addresses of the personal
representative and the personal repre-
sentative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Commu-
nity 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 SEC-
TION 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 10, 2026.

Personal Representative:
Cheryl D. Thomas
3916 77th Ter E S
arasota, Florida 34243
Attorney for Personal Representative:
Christopher D. Smith, Esq.
Attorney for Personal Representative
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
July 10, 17, 2026 26-01169M

FIRST INSERTION

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, pro-
posed assessment roll, and the agenda for the public hearings and meeting may be
obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC,
2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010
 (“**District Manager's Office**”), during normal business hours. 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 Manag-
er'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 proceed-
ings and that, accordingly, the person may need to ensure that a verbatim record of
the proceedings is made, including the testimony and evidence upon which such
appeal is to be based.

District Manager

July 10, 2026

26-01176M

--- ACTIONS / SALES ---		
FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2026-CA-000001 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. ALEXIS ROMANO, et al., Defendants. NOTICE is hereby given that Angelina "Angel" Colonnese, Clerk of the Circuit Court of Manatee County, Florida, will on August 12, 2026, at 11:00 a.m. ET, via the online auction site at www.manatee.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Manatee County, Florida, to wit: Lot 199 of ARTISAN LAKES PARCEL J PHASE 2A, 2B & 2C, according to the Map or Plat thereof as recorded in Plat Book 69, Page 142 of the Public Records of Manatee County, Florida. Property Address: 6361 Fairmont Lane, Palmetto, FL 34221 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. By: /s/Robyn Katz SUBMITTED on this 1st day of July, 2026. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 July 10, 17, 2026 26-01155M		
FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 412025CA002147CAAXMA CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. ABERDEEN HOMEOWNERS' ASSOCIATION OF MANATEE COUNTY, INC.; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BARBARA HAYEY, DECEASED; ELIZABETH H. HAMILTON A/K/A LIZ HAMILTON; AMBROSE PETER HAYEY, Defendant(s). TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Barbara Hayey, deceased 3615 101st Avenue East Parrish, Florida 34219 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Manatee County, Florida: LOT 176, ABERDEEN, A SUB-DIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGES 61 THROUGH 72, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Street Address: 3615 101st Avenue East, Parrish, Florida 34219 has been filed against you and you are required to serve a copy of your writ- SUMMONS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA TROPIC ISLES CO-OP, INC., a Florida not-for-profit corporation, Plaintiff, v. The Estate of R. Ronald Cate, Unknown Tenants in Possession, The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, all other claimants claiming by, through, under or against R. Ronald Cate, deceased, the United States of America Internal Revenue Service, Florida Department of Revenue, Defendant. THE STATE OF FLORIDA: TO Any Sheriff, Marshal, Constable, or Authorized Process Server in the State of California: YOU ARE COMMANDED to serve this summons and a copy of the complaint in this action on the defendant: THE ESTATE OF R. RONALD CATE 8489 PERRY CITY ROAD TRUMANSBURG, NY 14886 Each defendant is required to serve written defenses to the complaint in this action on the attorney for the plaintiff: Jesse M. Tilden, Esq. Tilden & Prohindey, P.L. 431 12th Street West, Ste. 204		

FIRST INSERTION		
viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 10, 2026. ten defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, and file the original with the Clerk of this Court, 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.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 accommodations in order to participate in this proceed- Signed July 7, 2026. Co-Personal Representatives: Brandon A. Cowherd 808 43rd St. W. Bradenton, Florida 34209 Elise M. Cowherd 6856 Mackall Rd. St. Leonard, MD 20685 Attorney for Co-Personal Representatives: Stacey Maloney, Esq. Attorney for Co-Personal Representatives Florida Bar Number: 1022354 The Law Office of Stacey Maloney, PLLC 1990 Main St., Ste. 750 Sarasota, FL 34236 Telephone: (941) 301-8877 E-Mail: stacey@maloneylegalfl.com July 10, 17, 2026 26-01196M		

FIRST INSERTION		
ing, 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" Colonnese Clerk of said Court By: (SEAL) K. Gaffney As Deputy Clerk McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com File#:25-400375 July 10, 17, 2026 Des poursuites judiciaires ont ete entreprises contre vous. Vous avez 20 jours consecutifs a partir de la date de l'assignation de cette citation pour depose une reponse ecrite a la plainte cijointe aupres de ce tribunal. Un simple coup de telephone est insuffisant pour vous proteger. Vous etes obliges de depose votre reponse ecrite, avec mention du numero de dossier cidesus et du nom des parties nommees ici, si vous souhaitez que le tri-bunal entende votre cause. Si vous ne deposez pas votre reponse ecrite dans le relatif requis, vous risquez de perdre la cause ainsi que votre salaire, votre argent, et vos biens peuvent etre saisis par la suite, sans aucun preavis ulterieur du tribunal. Il y a d'autres obligations juridiques et vous pouvez requerir les services immediats d'un avocat. Si vous ne connaissez pas d'avocat, vous pourriez telephoner a un service de reference d'avocats ou a un bureau d'assistance juridique (figurant a l'annuaire de telephones). Si vous choisissez de depose vousmeme une reponse ecrite, il vous faudra egalement, en meme temps que cette formalite, faire parvenir ou expedier une copie de votre reponse ecrite au Plaintiff/Plaintiff's Attorney (Plaignant ou a son avocat) nomme cideessous. ANGELINA "ANGEL" COLONNESSO Clerk of the Circuit Court July 10, 17, 24, 31, 2026 26-01181M		

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
FILE NO. 2026 CP 001283 AX
Division PROBATE
IN RE: ESTATE OF
ALAN R. COWHERD Deceased.
The administration of the estate of Alan R. Cowherd, deceased, whose date of death was May 4, 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 representatives and the personal representatives' attorney are set forth below.
All creditors of the decedent and oth-

er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur-

living 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 10, 2026.

Signed July 7, 2026.
Co-Personal Representatives:
Brandon A. Cowherd
808 43rd St. W.
Bradenton, Florida 34209
Elise M. Cowherd
6856 Mackall Rd.
St. Leonard, MD 20685
Attorney for
Co-Personal Representatives:
Stacey Maloney, Esq.
Attorney for
Co-Personal Representatives
Florida Bar Number: 1022354
The Law Office of
Stacey Maloney, PLLC
1990 Main St., Ste. 750
Sarasota, FL 34236
Telephone: (941) 301-8877
E-Mail: stacey@maloneylegalfirm.com
July 10, 17, 2026 26-01196M

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 412025CA002147CAAXMA
CARRINGTON MORTGAGE SERVICES LLC,
Plaintiff, vs.
ABERDEEN HOMEOWNERS' ASSOCIATION OF MANATEE COUNTY, INC.; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BARBARA HAVEY, DECEASED; ELIZABETH H. HAMILTON A/K/A LIZ

HAMILTON; AMBROSE PETER HAVEY,
Defendant(s).
TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Barbara Havey, deceased
3615 101st Avenue East
Parrish, Florida 34219
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Manatee County, Florida:
LOT 176, ABERDEEN, A SUB-DIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGES 61 THROUGH 72, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
Street Address: 3615 101st Avenue East, Parrish, Florida 34219
has been filed against you and you are required to serve a copy of your writ-

ten defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, and file the original with the Clerk of this Court, 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.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 accommodations in order to participate in this proceed-

ing, 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” Colonnese
Clerk of said Court
By: (SEAL) K. Gaffney
As Deputy Clerk
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:25-400375
July 10, 17, 2026 26-01195M

SUMMONS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
TROPIC ISLES CO-OP, INC., a Florida not-for-profit corporation,
Plaintiff, v.
The Estate of R. Ronald Cate,
Unknown Tenants in Possession,
The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, all other claimants claiming by, through, under or against R. Ronald Cate, deceased, the United States of America Internal Revenue Service, Florida Department of Revenue, Defendant.
THE STATE OF FLORIDA:
TO Any Sheriff, Marshal, Constable, or Authorized Process Server in the State of California:
YOU ARE COMMANDED to serve this summons and a copy of the complaint in this action on the defendant: THE ESTATE OF R. RONALD CATE 8489 PERRY CITY ROAD TRUMANSBURG, NY 14886
Each defendant is required to serve written defenses to the complaint in this action on the attorney for the plaintiff:
Jesse M. Tilden, Esq.
Tilden & Prohidney, P.L.
431 12th Street West, Ste. 204

Bradenton, Florida 34205
Service email: service@tildenprohidney.com
Facsimile: (800) 856-5332
within 20 days after service of this summons on that Defendant, exclusive of the day of service, and file the original of the defenses with the clerk of this court either before service on the attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief 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.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 of-

fice, 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.
IMPORTANT
Usted ha sido demandado legalmente. Tiene 20 dias, contados a partir del recibo de esta notificacion, para contestar la demanda adjunta, por escrito, y presentarla ante este tribunal. Una llamada telefonica no lo protegera. Si usted desea que el tribunal considere su defensa, debe presentar su respuesta por escrito, incluyendo el numero del caso y los nombres de las partes interesadas. Si usted no contesta la demanda a tiempo, podriase perder el caso y podria ser despojado de sus ingresos y propiedades, o privado de sus derechos, sin previo aviso del tribunal. Existen otros requisitos legales. Si lo desea, puede usted consultar a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a una de las oficinas de asistencia legal que aparecen en la guia telefonica. Si desea responder a la demanda por su cuenta, al mismo tiempo en que presenta su respuesta ante el tribunal, debera usted enviar por correo o entregar una copia de su respuesta a la persona denominada abajo como Plaintiff's Attorney (Demandante o Abogado del Demandante).
IMPORTANT

Des poursuites judiciaires ont ete entreprises contre vous. Vous avez 20 jours consecutifs a partir de la date de l'assignation de cette citation pour deposer une reponse ecrite a la plainte cijoainte aupres de ce tribunal. Un simple coup de telephone est insuffisant pour vous proteger. Vous etes obliges de deposer votre reponse ecrite, avec mention du numero de dossier cidesus et du nom des parties nommees ici, si vous souhaitez que le tribunal entende votre cause. Si vous ne deposez pas votre reponse ecrite dans le delai requis, vous risquez de perdre la cause ainsi que votre salaire, votre argent, et vos biens peuvent etre saisis par la suite, sans aucun preavis ulterieur du tribunal. Il y a d'autres obligations juridiques et vous pouvez requerir les services immediats d'un avocat. Si vous ne connaissez pas d'avocat, vous pourriez telephoner a un service de reference d'avocats ou a un bureau d'assistance juridique (figurant a l'annuaire de telephones). Si vous choisissez de deposer vousmeme une reponse ecrite, il vous faudra egalement, en meme temps que cette formalite, faire parvenir ou expedier une copie de votre reponse ecrite au Plaintiff/Plaintiff's Attorney (Plaignant ou a son avocat) nomme cidessous.
ANGELINA “ANGEL” COLONNESO
Clerk of the Circuit Court
July 10, 17, 24, 31, 2026 26-01181M

PUBLISH
YOUR
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NOTICE

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--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT OF
FLORIDA, IN AND FOR MANATEE
COUNTY
GENERAL CIVIL DIVISION
Case No: 2025-CA-2931
JACKSON CROSSING
HOMEOWNERS ASSOCIATION,
INC., a Florida not-for-profit
corporation,
Plaintiff, vs.

JEREMY JONES; SECRETARY
OF HOUSING AND URBAN
DEVELOPMENT,
Defendants,
NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure
dated June 5, 2026, entered in Case
No. 2025-CA-2931 of the Circuit Court
of the TWELFTH Judicial Circuit in
and for MANATEE County, Florida,
wherein JACKSON CROSSING
HOMEOWNERS ASSOCIATION,

INC. is the Plaintiff, and JEREMY
JONES, et al., are the Defendants, Clerk
of Court ANGELINA COLONNESO
of MANATEE County, will sell to
the highest and best bidder for cash
online via the internet at [https://www.
manatee.realforeclose.com/](https://www.manatee.realforeclose.com/) at 11:00
AM, on August 4, 2026, the following
described property as set forth in said
Final Judgment:
Lot 92, JACKSON CROSSING
PHASE ONE, according to the

Plat thereof as recorded in Plat
book 67, Page 108, Public Record
of Manatee County, Florida.
Parcel I.D. No: 710300609
a/k/a 2908 58TH WAY E
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 disabil-
ity who needs any accommodations in

order to participate in this proceed-
ing, you are entitled, at no cost to
you, to the provision of certain as-
sistance. Please contact the Manatee
County Jury Office, P.O. Box 25400,
Bradenton, Florida 34206, (941) 741-
4062, at least seven (7) days before
your scheduled court appearance, or
immediately upon receiving this noti-
fication if the time before the sched-
uled appearance is less than seven
(7) days; if you are hearing or voice

impaired, call 711.
/s/ Shannon L. Zetrouer
Shannon L. Zetrouer, Esq.
Fla. Bar No. 16237
ZP Legal, PLLC
5519 Park St N, Unit #370
St. Petersburg, FL 33709
Telephone- 727/440-4407
Primary E-mail:
szetrouer@zp-legal.com
Secondary: cos@zp-legal.com
July 10, 17, 2026 26-01187M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2024CA000165
MCLP ASSET COMPANY, INC.
Plaintiff(s), vs.
CHENELLE DIONNE HARRIS;
PLAM COURT OWNERS
ASSOCIATION, INC.
Defendant(s).

NOTICE IS HEREBY GIVEN THAT,
pursuant to Plaintiff's Final Judgment
of Foreclosure entered on March 4,
2026 in the above-captioned action,
the Clerk of Court, Angelina "Angel"
Colonesso, will sell to the highest and
best bidder for cash at [www.manatee.
realforeclose.com](http://www.manatee.realforeclose.com) in accordance with
Chapter 45, Florida Statutes on the
5th day of August, 2026 at 11:00 AM
on the following described property
as set forth in said Final Judgment of
Foreclosure or order, to wit:

UNIT 34-B, BULDING 34,
PALM COURT, A CONDO-
MINIUM, ACCORDING TO
THE DECLARATION OF
CONDOMINIUM THERE-
OF, AS RECORDED IN OF-
FICIAL RECORDS BOOK
1185, PAGTE 3737, AND ALL
AMENDMENTS THERETO,
AND ACCORDING TO CON-
DOMINIUM PLAT BOOK 21,
PAGE 1, OF THE PUBLIC RE-
CORDS OF MANATEE COUN-
TY, FLORIDA, TOGETHER
WITH AN UNDIVIDED IN-
TEREST IN THE COMMON
ELEMENTS APPURTENANT
THERE TO.

Property address: 4719 61st Av-
enue Terrace West, 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.
Pursuant to the Fla. R. Jud. Ad-
min. 2.516, the above signed counsel
for Plaintiff designates attorney@
padgettlawgroup.com as its primary e-
mail address for service, in the above
styled matter, of all pleadings and docu-
ments required to be served on the par-
ties.

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

Respectfully submitted,
/s/ Michael Solloa #37854 for
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 24-008767-1
July 10, 17, 2026 26-01156M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO. 2025CA000932AX
DIVISION: B
VELOCITYSBA, LLC,

Plaintiff, vs.
SPROUTLING KIDS LEARNING
ACADEMY LLC; TARA GRACE;
TI TI LIL TOTZ ACADEMY 2 LLC;
SPROUTLING KIDS SFCP TOO,
INC.; COUNTRY CLUB EAST
HOMEOWNERS' ASSOCIATION,
INC.; UNKNOWN TENANT #1;
UNKNOWN TENANT #2; ALL
OTHER UNKNOWN PARTIES
CLAIMING INTERESTS BY,
THROUGH, UNDER, AND
AGAINST THE HEREIN NAMED
DEFENDANT(S) WHO ARE NOT
KNOWN TO BE DEAD OR ALIVE,
WHETHER SAME UNKNOWN
PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS,
DEVISEES, GRANTEES, OR
OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that
pursuant to a Final Judgment of Fore-
closure entered on June 5, 2026 in the
Circuit Court of the Twelfth Judicial
Circuit in and for Manatee County,
Florida, ANGELINA "ANGEL" COL-
ONNESO, ESQ., the Clerk of Court will
on AUGUST 5, 2026 at 11:00 AM, of-
fer for sale and will sell to the highest
and best bidder for cash electronically
at www.manatee.realforeclose.com the
following described property situated
in Manatee County, Florida:
LOT 49, COUNTRY CLUB

EAST AT LAKEWOOD
RANCH, SUBPHASE UU,
UNITS 1B & 1C, AKA COLLIN-
GTREE, ACCORDING TO THE
MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK
57, PAGE(S) 137 THROUGH
145, INCLUSIVE, OF THE
PUBLIC RECORDS OF MANA-
TEE COUNTY, FLORIDA.
Property Address: 16618 Ber-
wick Terrace, Bradenton, FL
34202

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 disabil-
ity who needs any accommodations in
order to participate in this proceed-
ing, you are entitled, at no cost to
you, to the provision of certain as-
sistance. Please contact the Manatee
County Jury Office, P.O. Box 25400,
Bradenton, Florida 34206, (941) 741-
4062, at least seven (7) days before
your scheduled court appearance, or
immediately upon receiving this noti-
fication if the time before the sched-
uled appearance is less than seven
(7) days; if you are hearing or voice
impaired, call 711.

Dated: July 1, 2026
/s/ Gina Vargas
Gina Vargas, Esq.
Florida Bar No. 84149
MCMICHAEL TAYLOR GRAY, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Phone: (954) 640-0294 x 3163
Email: gvargas@mtglaw.com
E-Service: servicelfl@mtglaw.com
July 10, 17, 2026 26-01154M

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

CIVIL DIVISION
CASE NO. 2026CA001055
TOWNHOMES AT LORRAINE
LAKES HOMEOWNERS
ASSOCIATION, INC.
Plaintiff, v.
MILTON TEMBELIS; THE
UNKNOWN SPOUSE OF MILTON
TEMBELIS; THE TENANT(S)/
OCCUPANT(S)
IN POSSESSION,
Defendants.

TO: MILTON TEMBELIS and THE
UNKNOWN SPOUSE OF MILTON
TEMBELIS
Last Known Address: 15077 Lyla Terrace,
Lakewood Ranch, Florida 34211

YOU ARE NOTIFIED that an ac-
tion has been filed against you for
foreclosure of Plaintiff's lien for such
unpaid amounts due to the above-
named Plaintiff for the following
premises located in Lee County,
Florida:

LOT 765, of LORRAINE LAKES
PHASE IIA, according to the
plat thereof, as recorded in Plat
Book 69, Pg. 41 of the Public Re-
cords of Manatee County, Florida
(the "Property").
Street Address: 15077 Lyla Ter-
race, Lakewood Ranch, Florida
34211

You are required to serve a copy of
your written defenses, if any, to this
action on the Plaintiff's attorney, Wes-
ley Randolph, Esq., Pope, Mazzara &
Menendez, PLLC, 5252 Summerlin
Commons Way, Unit 104, Fort Myers,
Florida 33907 within thirty (30) days

FIRST INSERTION

after the first date of publication of this
Notice, and file the original with the
Clerk of this Court either before service
on the Plaintiff's attorney or immedi-
ately 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 attor-
ney, you may contact Legal Aid
of Manasota at (941) 747-1628 or
www.legalaidofmanasota.org or Gulf-
coast 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 or-
der to participate in a court proceed-
ing, 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 Cir-
cuit 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 of-
fice, or obtain pertinent information in
order to forward the request to the ap-
propriate office. Please contact Mana-
tee County Jury Office, P.O. Box 25400,
Bradenton, Florida 34206. Telephone:
(941) 741-4062. If you are hearing or
voice impaired, please call 711.

DATED on this 6 day of July, 2026.
Angelina Colonneso, Esq.
Manatee County Clerk of
The Circuit Court
By (SEAL) S BELL
As Deputy Clerk
July 10, 17, 2026 26-01180M

PUBLISH
YOUR
LEGAL
NOTICE

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

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

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business
Observer

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR MANATEE COUNTY GENERAL CIVIL DIVISION Case No.: 2023-CA-5803 ARTISAN LAKES MASTER ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. SANDRA LYNN BURNS; UNKNOWN SPOUSE OF SANDRA LYNN BURNS; UNKNOWN TENANT #1; and UNKNOWN TENANT #2 as unknown tenants in possession; AQUA FINANCE, INC., Defendants, NOTICE IS HEREBY GIVEN pursu- ant to the Second Amended Final Judg- ment of Foreclosure dated March 5, 2026, and the Order Resetting Foreclo- sure Sale dated June 24, 2026, entered in Case No. 2023-CA-5803 of the Cir- cuit Court of the TWELFTH Judicial Circuit in and for MANATEE County, Florida, wherein ARTISAN LAKES MASTER ASSOCIATION, INC., is the Plaintiff, and SANDRA LYNN BURNS., et al., are the Defendants, ANGELINA COLONNESO, Clerk of Court of MANATEE County, will sell to the highest and best bidder for cash online via the internet at http://www. manatee.realforeclose.com at 11:00 AM, on July 22, 2026, the following described property as set forth in said Final Judgment: Lot 129 of ARTISAN LAKES PAECCEL J PHASE 2A, 2B & 2C, according to the Plat thereof as recorded in Plat Book 69, Page(s) 142-147, of the Public Records of Manatee County, Florida. Parcel I.D. No. 612132959 a.k.a. 6205 Fairmont Lane 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 disabili- ty who needs any accommodations in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain as- sistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741- 4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this noti- fication if the time before the sched- uled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. /s/ Shannon L. Zetrouer Shannon L. Zetrouer, Esquire Florida Bar No. 16237 ZP Legal, PLLC 4100 Central Avenue St. Petersburg, FL 33711 Telephone: (727) 440-4407 szetrouer@zp-legal.com cos@zp-legal.com July 10, 17, 202626-01179M	

SUBSEQUENT INSERTIONS									
--- TAX DEEDS / PUBLIC SALES ---									
<table><tr><th>SECOND INSERTION</th></tr><tr><td>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: SRQI 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 Colonnese, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026 26-01092M</td></tr></table>	SECOND 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: SRQI 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 Colonnese, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026 26-01092M	<table><tr><th>SECOND INSERTION</th></tr><tr><td>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 Colonnese, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026 26-01090M</td></tr></table>	SECOND 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 Colonnese, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026 26-01090M				
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<table><tr><th>SECOND INSERTION</th></tr><tr><td>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 Colonnese, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026 26-01091M</td></tr></table>	SECOND 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. 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Auction will be held online at, storagetreasures.com 7735 US 41 Palmetto FL 34221 NAMEUNITBALANCE AIMEE CROOK1097286.7 Nicole Chinchilla2210179.9 Kelsie Stanley135309.9 JENNIFER ESPINOZA1012277.8 William Gibson123314.9 SARANA CHAVEZ CANO206639.8 July 3, 10, 202626-01094M</td></tr><tr><th>THIRD INSERTION</th></tr><tr><td>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 ac- tion for enforcement of promissory note, foreclosure of mortgage (real property located at 6200 15th St E, Bradenton, FL 34203-7797) and per- sonal 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 at- torney, 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 de- fault may be entered against you for the relief requested in the Complaint. In and for Manatee County: If you cannot afford an attor- ney, 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 Ser- vice 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, tele- phone (941) 741-4062, at least 7 days before your scheduled court appear- ance, or immediately on receiving this notification if the time before the sched- uled 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, 202626-01046M</td></tr></table>	SECOND 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, 202626-01118M	SECOND INSERTION	NOTICE OF PUBLIC SALE Notice of Public Auction for monies due on storage units. 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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 ac- tion for enforcement of promissory note, foreclosure of mortgage (real property located at 6200 15th St E, Bradenton, FL 34203-7797) and per- sonal 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 at- torney, 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 de- fault may be entered against you for the relief requested in the Complaint. In and for Manatee County: If you cannot afford an attor- ney, 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 Ser- vice 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, tele- phone (941) 741-4062, at least 7 days before your scheduled court appear- ance, or immediately on receiving this notification if the time before the sched- uled 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, 202626-01046M
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--- TAX DEEDS ---

SECOND 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 Colonnese, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026
26-01071M

SECOND 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 Colonnese, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026
26-01087M

SECOND 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 Colonnese, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026
26-01067M

SECOND 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 Colonnese, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026
26-01073M

SECOND 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 Colonnese, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026
26-01086M

SECOND 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 Colonnese, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026
26-01089M

SECOND 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 Colonnese, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026
26-01084M

SECOND 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 Colonnese, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026
26-01069M

SECOND 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 Colonnese, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026
26-01088M

SECOND 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, TNW 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 Colonnese, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026
26-01074M

SECOND 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 282 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 Colonnese, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026
26-01093M

SECOND 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 Colonnese, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026
26-01072M

SECOND 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 8-38S-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 75001099 Property Address: 40205 ALBRITTON RD DUETTE, FL 34219 Names in which assessed: ESTIME MESADIEU REV TRUST DTD, JAQUELINE DORELIEU, 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 Colonnese, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026
26-01085M

SECOND 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 Colonnese, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026
26-01068M

SECOND 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 Colonnese, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026
26-01080M

SECOND 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 Colonnese, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026
26-01078M

SECOND 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 Colonnese, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026
26-01065M

SECOND 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 HYNEL 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 Colonnese, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026
26-01066M

SECOND 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, 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 Colonnese, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026
26-01082M

-- ACTIONS / SALES --	
SECOND 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
THIRD 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 Daphne 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 Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011." If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal 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
THIRD 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 Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.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/. 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" Colonneso As Clerk of the Court By: (SEAL) S. Bell As Deputy Clerk June 26; July 3, 10, 17, 2026 26-01045M

SECOND 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 PRE-SERVE, 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	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
SECOND 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 MANUFACTURED 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 Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011 or www.floridabar.org/public/lrs/. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of said Court on 6/30, 2026. ANGELINA "ANGEL" COLONNESO CLERK OF COURT By: (SEAL) K. Gaffney As Deputy Clerk July 3, 10, 2026 26-01135M

SECOND INSERTION	
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